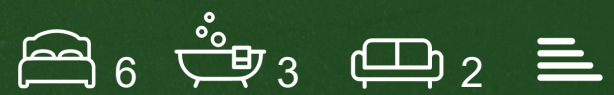




Leigh Avenue, Redbridge, IG4 5PH

Offers In Excess Of £750,000









# Leigh Avenue

## Redbridge, IG4 5PH

- CHAIN FREE!!!
- En-Suite to Main Bedroom
- Impressively Extended
- Off Street Parking
- Close Proximity to Redbridge Central Line Station
- Six Bedrooms
- Three Bathrooms
- Low Maintenance Rear Garden
- Beal School Catchment
- EPC TBC

\*\*\* CHAIN FREE \*\*\*

Sandra Davidson are delighted to present an opportunity to acquire a rare, very well-presented, IMPRESSIVELY EXTENDED, SIX BEDROOM link semi-detached bungalow situated on a quiet residential turning in Redbridge, offering good sized accommodation throughout.

On the ground floor you are presented with two double bedrooms (one being an en-suite), a further single bedroom, family bathroom, through lounge, utility area, office area and fitted kitchen. On the first floor there are a further three double bedrooms, a storage room and a modern family bathroom.

Externally, the property features a LOW MAINTENANCE PAVED rear garden. To the front you will find off street parking for multiple cars on your own paved driveway.

The property is situated within the Redbridge and Beal High School catchment areas and is just a short walk to Redbridge Underground Station (Central Line - Zone 4).

This tastefully decorated home can only be appreciated by internal inspection, is offered CHAIN FREE and comprises:-



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Porch

Inner Hallway

Reception 18'3" x 11'3" (5.57m x 3.42m)

Dining Area 16'6" x 11'3" (5.02m x 3.42m)

Kitchen 9'4" x 9'6" (2.84m x 2.90m)

Bathroom

Bedroom 1 13'6" x 10'3" (4.11m x 3.13m)

En-suite 8'6" x 7'1" (2.59m x 2.17m)

Bedroom 2 14'10" x 11'1" (4.51m x 3.39m)

Bedroom 3 9'2" x 8'10" (2.80m x 2.69m)

Office/Study 8'10" x 8'11" (2.70m x 2.73m)

Landing

Bedroom 4 12'10" x 13'2" (3.92m x 4.02m)



Bedroom 5	13'8" x 18'7" (4.17m x 5.66m)
Bedroom 6	12'11" x 9'1" (3.93m x 2.77m)
Store Room	6'0" x 14'4" (1.83m x 4.36m)
Family Bathroom	12'8" x 7'0" (3.86m x 2.13m)
Garage	
Utility Area	6'4" x 7'6" (1.94m x 2.28m)
Exterior	41'0" (12.51m)
Additional Information	
Agent's Note	

Directions

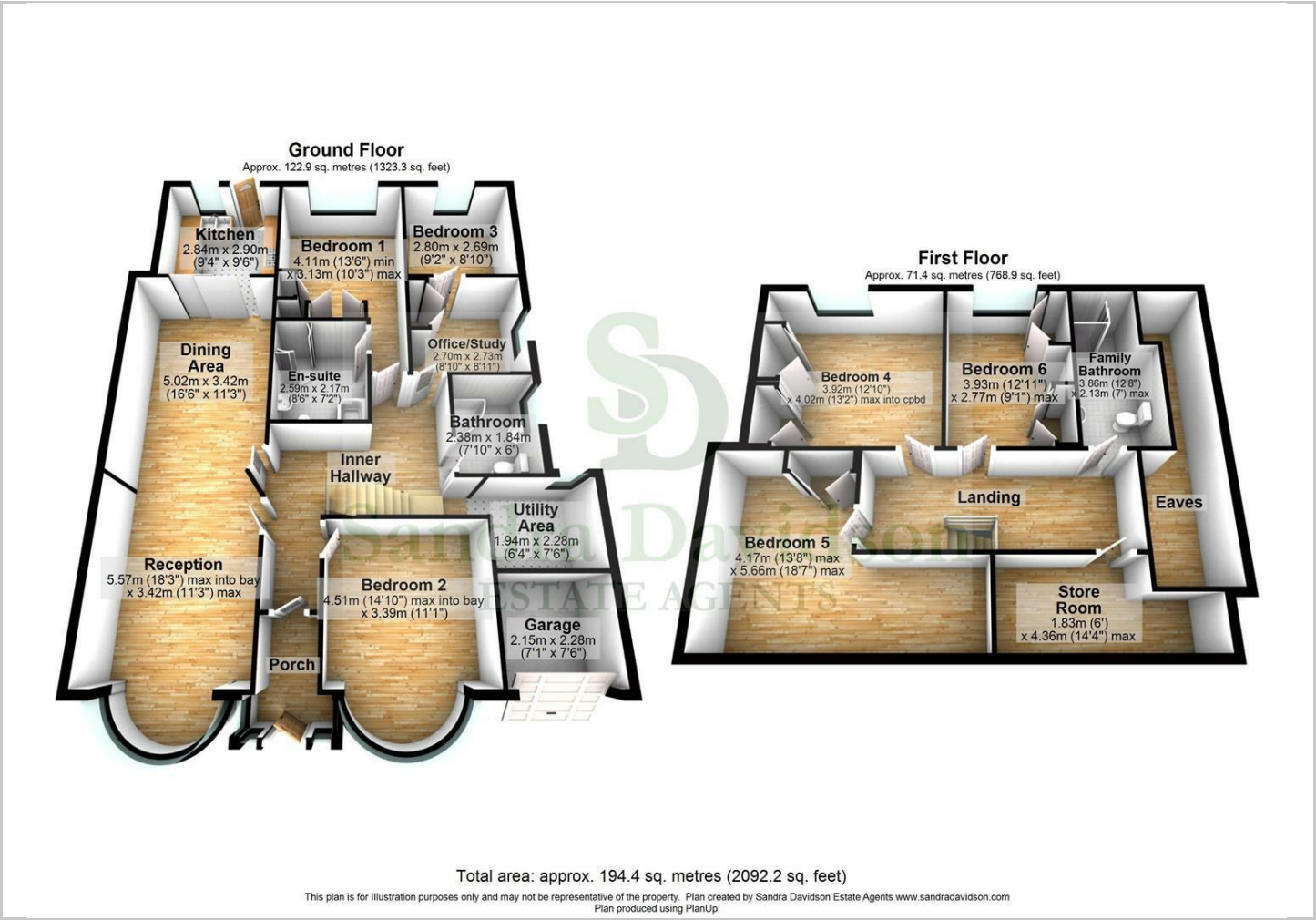




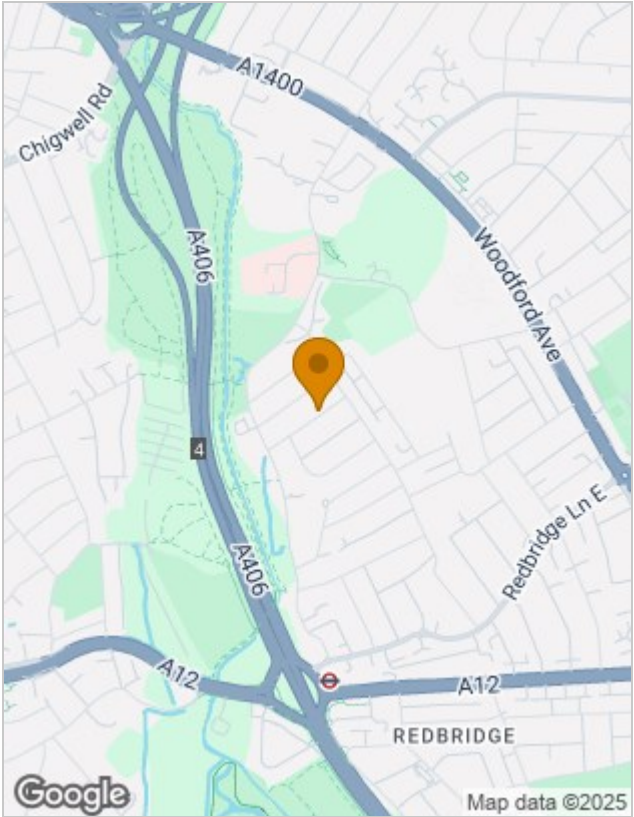




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.