



Lakeside Avenue, Redbridge, IG4 5PJ

Asking Price £750,000





Lakeside Avenue

Redbridge, IG4 5PJ

Local Authority: Redbridge

Tax Band: E

- FOUR BEDROOMS
- PERIOD FEATURES
- WALKING DISTANCE TO REDBRIDGE CENTRAL LINE
- OFF STREET PARKING
- EPC 45E
- GROUND FLOOR SHOWER ROOM
- BEAL SCHOOL CATCHMENT
- CHAIN FREE!!!
- SCOPE TO EXTEND (STPP)
- CALL 02085510211 to VIEW!

**** CHAIN FREE ****

Sandra Davidson are pleased to offer a rare opportunity to acquire this well maintained, good sized FOUR BEDROOM Family Home situated on a quiet road in the Redbridge and Beal SCHOOL catchment areas and within walking distance to Redbridge Central Line UNDERGROUND STATION

The property benefits from two receptions, FITTED KITCHEN and SHOWER ROOM on the ground floor, with THREE DOUBLE bedrooms, one single bedroom and FAMILY BATHROOM on the first floor.

Externally the property offers a good size rear garden and off street parking for multiple cars on OWN DRIVEWAY, offering further scope to EXTEND subject to planning.

The property is AVAILABLE CHAIN FREE, can only be appreciated by internal inspection and comprises:-



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ENTRANCE

Via double glazed door leading to

HALLWAY

2'11" x 11'9" max (0.89 x 3.58 max)

Fitted carpet, dado rail, tiled flooring, ceiling light

INNER HALLWAY

7'6" max x 11'9" max (2.29 max x 3.58 max)

Fitted carpet, dado rail, storage cupboard under the stairs, ceiling light, doors leading to:

RECEPTION ONE

13'2" max into bay x 18'8" max into alcove (4.02 max into bay x 5.69 max into alcove)

Fitted carpet, double glazed bay window to front with radiator under, further two double glazed windows on either side of the bay window, further radiator, feature ceiling light, dado rail, wall mounted feature lights, fireplace

RECEPTION TWO

11'9" x 10'8" (3.59 x 3.25)

Fitted carpet, dado rail, feature wall and ceiling lights, radiator, double glazed door leading to rear garden

KITCHEN

14'1" max x 16'2" max (4.30 max x 4.94 max)

Range of fitted wall and base units, work surface with tiled upstand, four ring hob with oven grill under and extractor hood over, one bowl sink with drainer, space and services for washing machine and dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light, double glazed door to rear garden

GROUND FLOOR BATHROOM

9'7" x 4'5" (2.92 x 1.34)

Suite comprising; enclosed walk-in shower cubicle with feature shower panels, wall mounted hand wash basin, low level WC, heated towel rail, bidet hose, double glazed window to front, ceiling light, tiled walls and flooring.



FIRST FLOOR LANDING

Fitted carpet, dado rail, radiator, ceiling lights, storage cupboard, doors leading to:

BEDROOM ONE

13'2" max into bay x 11'9" max into cupboard (4.01 max into bay x 3.58 max into cupboard)

Fitted carpet, double glazed window to front with radiator under, ceiling light, full length fitted wardrobes.

BEDROOM TWO

11'9" x 10'10" max (3.59 x 3.31 max)

Fitted carpet, double glazed window to rear with radiator under, ceiling light, fitted wardrobe

BEDROOM THREE

7'10" max x 16'3" (2.38 max x 4.96)

Fitted carpet, double glazed window to rear with radiator under, further double glazed window to rear, ceiling light, fitted cupboard housing the water tank.

BEDROOM FOUR

10'6" x 8'4" (3.19 x 2.53)

Fitted carpet, ceiling light, double glazed window to front with radiator under, further double glazed window to rear, ceiling light

FAMILY BATHROOM

16'10" max x 5'5" max (5.12 max x 1.66 max)

Suite comprising; enclosed walk-in shower cubicle, hand wash basin inset to vanity unit with vanity mirror over, low level WC, heated towel rail, double glazed window to flank, ceiling light, tiled walls and flooring,

EXTERIOR

49'3" (15)

The rear garden measures approximately 49' with paved area to front, remainder laid lawn and paved pathway leading to powered shed.

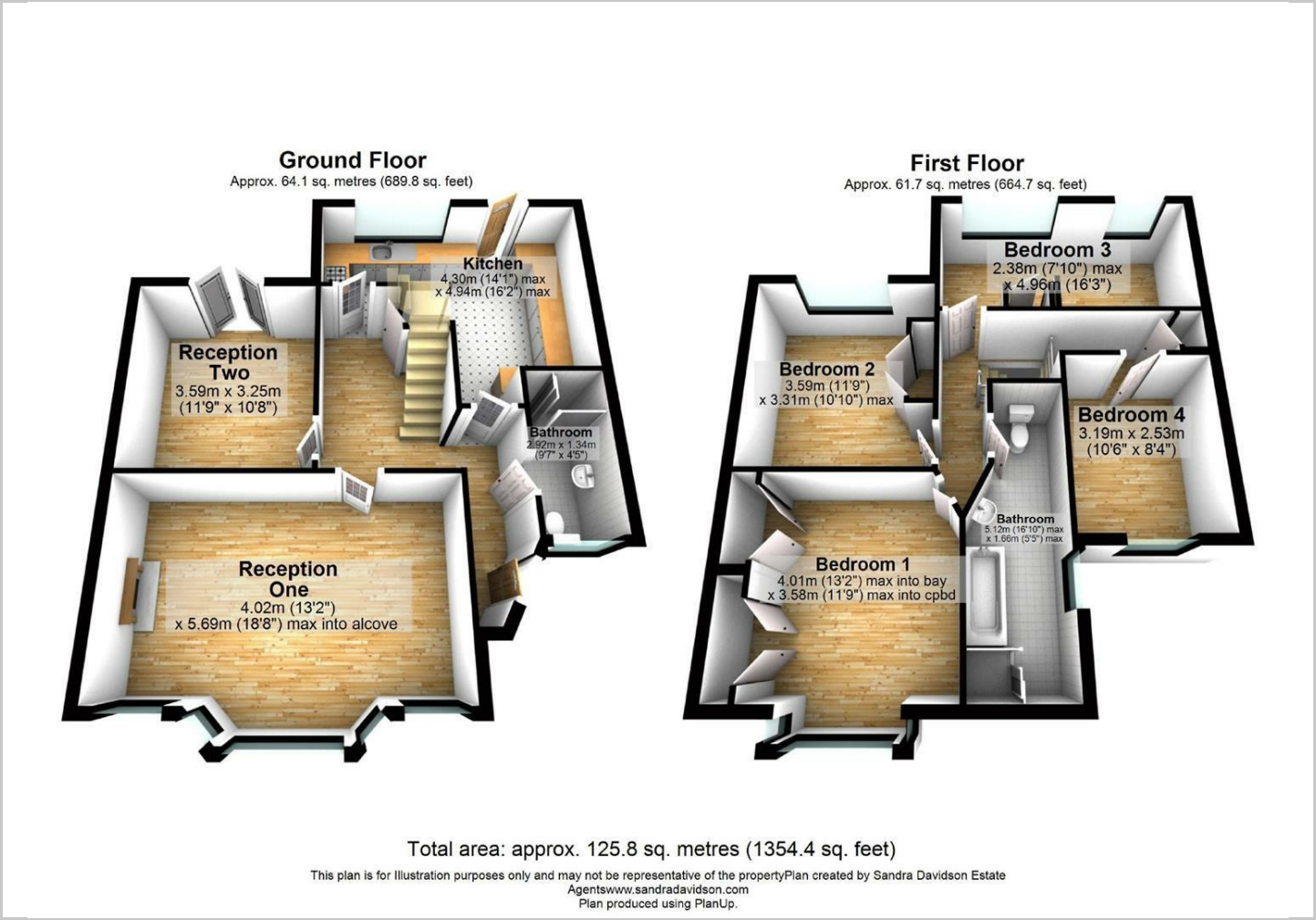
Off street parking for multiple cars on own driveway to front







Floor Plans



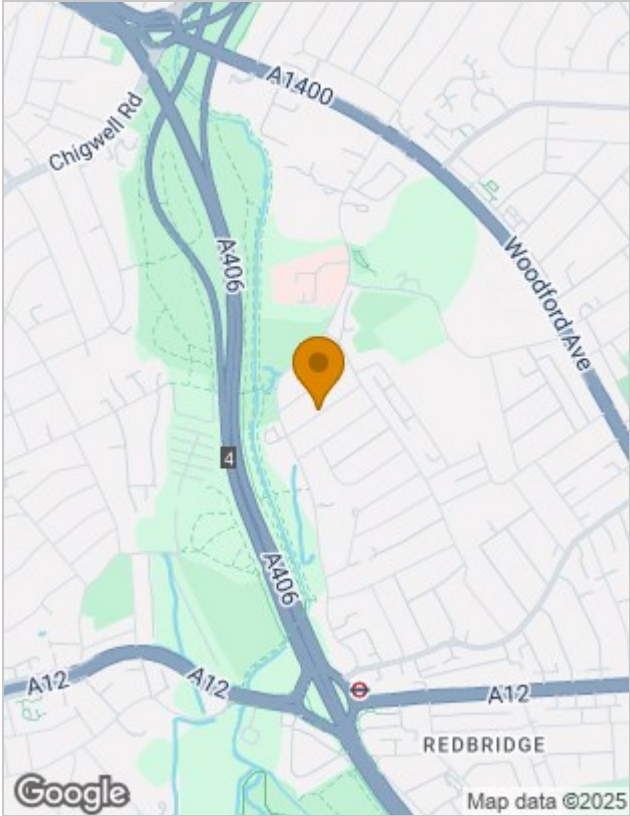
Viewing

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.

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Location Map



Energy Performance Graph

