



Lakeside Avenue, Redbridge, IG4 5PJ

Guide Price £675,000





Lakeside Avenue

Redbridge, IG4 5PJ

Local Authority: Redbridge
Tax Band: E

- EPC Rating: 66D
- THREE BEDROOMS
- SCOPE TO FURTHER EXTEND (stpp)
- TWO BATH/SHOWER ROOMS
- MANICURED REAR GARDEN
- WELL PRESENTED SEMI DETACHED HOUSE
- EXTENDED KITCHEN/DINER
- BEAL HIGH & REDBRIDGE PRIMARY SCHOOLS' CATCHMENT
- TWO RECEPTIONS + OFFICE/STUDY
- OFF STREET PARKING ON OWN DRIVE

**** GUIDE PRICE £675,000 to £700,000 ****

Nestled on the charming Lakeside Avenue in Redbridge, this beautifully presented semi-detached house offers a delightful blend of comfort and potential. With three spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking a welcoming home in a desirable location.

The ground floor features two inviting reception rooms, providing ample space for relaxation and entertaining. The large rear garden is a standout feature, offering a serene outdoor retreat and the possibility for further extension, subject to planning permission. This expansive garden is ideal for children to play or for hosting summer gatherings with friends and family.

Parking is a breeze with space for two vehicles, ensuring convenience for residents and guests alike. The property is situated within the catchment areas for Beal and Redbridge schools, making it an excellent choice for families prioritising education. Additionally, the proximity to Redbridge Central Line station and various transport links enhances accessibility, making commuting to central London and beyond effortless.

This semi-detached house on Lakeside Avenue presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. With its appealing features and prime location, this property is not to be missed.

Guide Price £675,000



ENTRANCE

Via enclosed storm porch with leaded double glazed French doors, further double glazed sliding doors to entrance hall with: wood flooring, radiator, light, access to under stair storage, wall mounted thermostat, carpeted stairs to first floor, doors to:

RECEPTION

15'11" x 12'6" (4.86m x 3.80m)

Double glazed bay window to front with radiator under, wood flooring, light, decorative coving

LOUNGE

24'3" x 11'9" (7.40m x 3.58m)

Double glazed sliding doors to rear into garden, wood flooring, two ceiling lights, tiled fire surround, two radiators

EXTENDED KITCHEN/DINER

20'4" x 11'8" (6.20m x 3.56m)

Fitted wall and base units, work surface with metro tiled splash-back, one bowl sink with drainer, four ring gas hob with extractor hood over, integrated oven and grill, space and services for washing machine and dryer, space and services for dish washer, radiator, two feature ceiling lights, double glazed French doors to rear into garden, double glazed door to flank leading to lean-to, double glazed window to flank

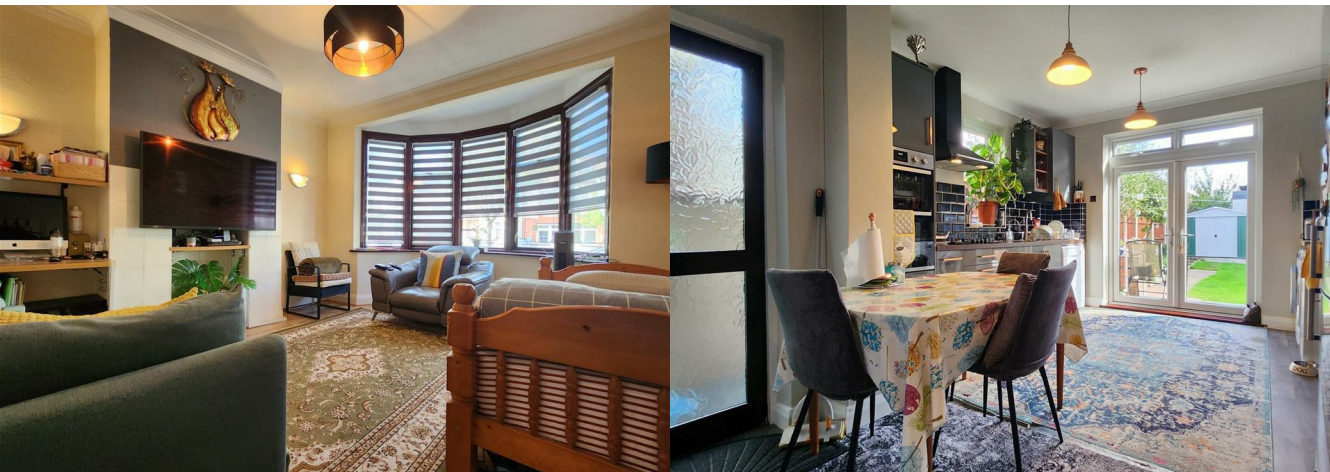
STUDY/OFFICE

14'0" x 7'4" (4.27m x 2.23m)

Double glazed window to front, wood flooring, light, double glazed door to rear leading to garden

GROUND FLOOR SHOWER

Suite comprising: walk-in corner shower cubicle, low level WC, hand wash basin inset to vanity, 12v shaver socket, tiled walls, vinyl flooring, double glazed window to flank, spotlights to ceiling





GUEST WC

Low level WC, corner wall hung hand wash basin inset to vanity, tiled walls, wood flooring, light, extractor fan

FIRST FLOOR LANDING

Fitted carpet, access to loft space, light, double glazed window to flank, doors to:

BEDROOM ONE

16'1" x 11'5" (4.91m x 3.47m)

Double glazed bay window to front, radiator, fan-light, fitted cupboards, fitted carpet

BEDROOM TWO

16'7" x 12'7" (5.05m x 3.83m)

Double glazed bay window to rear, radiator, fan-light, fitted carpet

BEDROOM THREE

10'3" x 7'1" (3.12m x 2.15m)

Double glazed bay window to front, radiator, light, fitted carpet

FAMILY BATHROOM

Suite comprising; bathtub, pedestal hand wash basin, fitted cupboard, chrome plated heated towel rail, tiled walls and flooring, light, double glazed window to rear

WC

Low level WC, vinyl flooring, light, double glazed window to rear.

EXTERIOR

49'2" (15m)

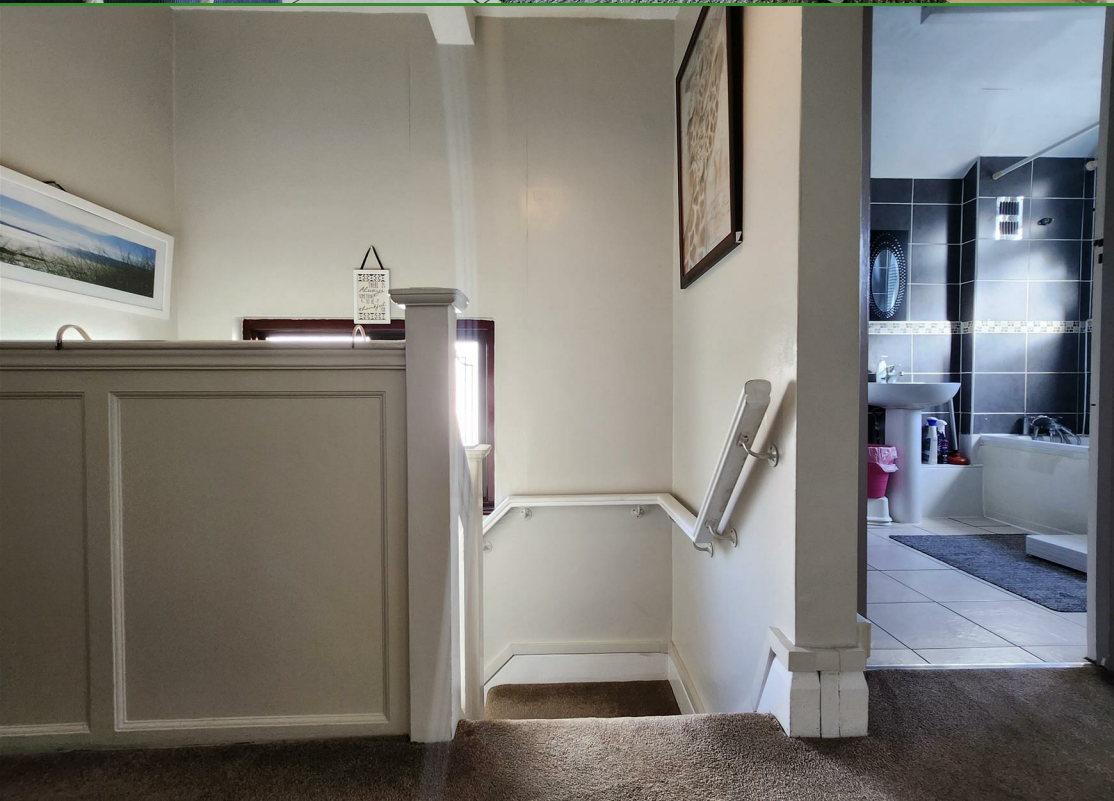
The rear garden measures approx 50' with wood decking area to front remainder laid lawn with flowerbed and shrub borders

To the front is off street parking for multiple cars on own driveway

AGENTS NOTE

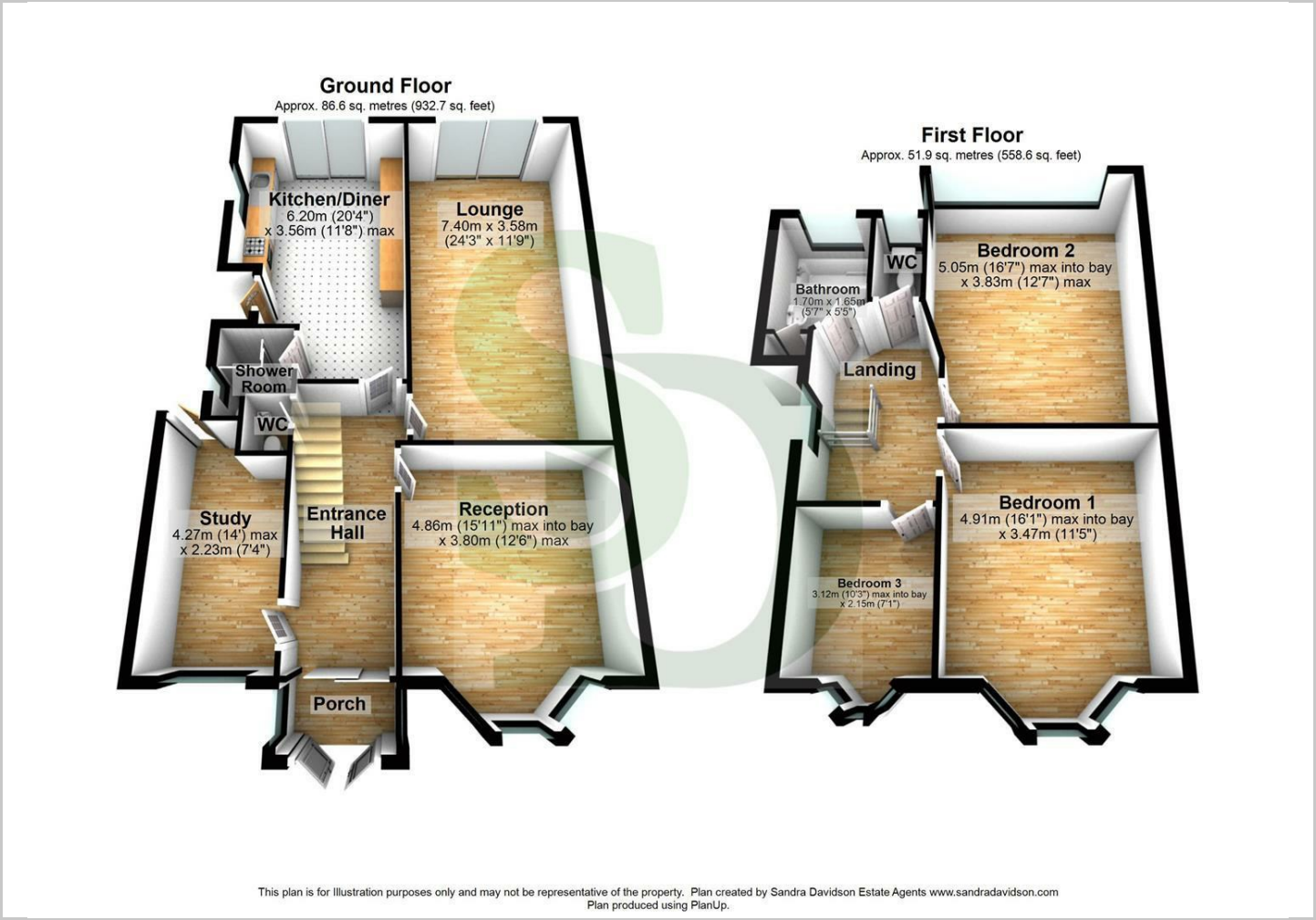
None of the services have been tested by Sandra Davidson Estate Agents



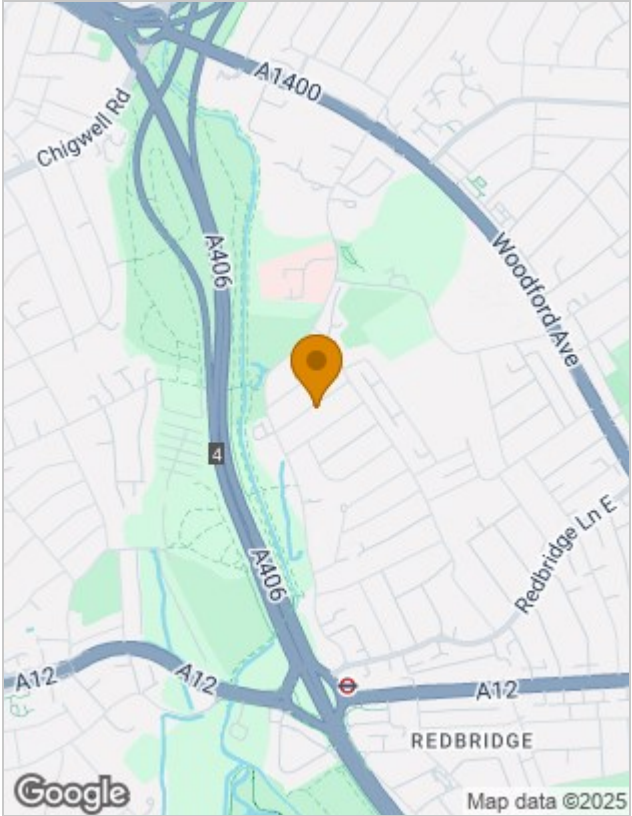




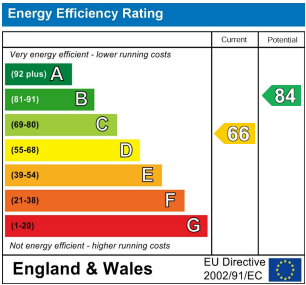
Floor Plans



Location Map



Energy Performance Graph



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.