



Ambleside Gardens, Redbridge, IG4 5HH

Price Guide £725,000





Ambleside Gardens

Redbridge, IG4 5HH

Local Authority: Redbridge
Tax Band: E

- ****GUIDE PRICE OF £725,000 to £750,000****
- DRIVEWAY FOR 2/3 CARS
- FOUR DOUBLE BEDROOMS
- LARGE REAR GARDEN
- BEAL HIGH SCHOOL CATCHMENT AREA
- ****CHAIN-FREE**** IMMACULATELY PRESENTED
- TWO RECEPTIONS
- SEPARATE STUDY IN LOFT
- OUTBUILDING

****GUIDE PRICE OF £725,000 to £750,000** **CHAIN-FREE****

Nestled in the charming Ambleside Gardens of Redbridge, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,411 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the four generously sized bedrooms ensure ample accommodation for families or those seeking extra space. In addition to the four bedrooms, there is an extra study/fifth bedroom in the loft with an extra storage closet in the loft and eaves storage also.

With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The property also benefits from parking for two vehicles, a valuable asset in this sought-after area.

Ambleside Gardens is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for families and professionals alike. This home presents a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this charming property your own.



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ENTRANCE

Entrance via partly glazed UPVC door into small porch area with wooden flooring, spotlights to ceiling, doors leading to second reception, dining room and stairway leading to the first floor.

RECEPTION

18'3" x 9'10" (5.58m x 3.01m)

Double glazed window to front with radiator under, period style coving, ceiling light with inset fan, spotlights inset to ceiling, wood flooring, further radiator to flank, carpeted stairs leading up to first floor, door to dining area/kitchen.

LIVING ROOM

14'1" x 9'10" (4.31m x 3m)

Double glazed square bay to front, ornate coving, ceiling light with inset fan, spotlights inset to ceiling, wood flooring, door to understairs storage housing water tank, walk through to kitchen.

KITCHEN/DINING AREA

16'11" x 16'2" (5.18m x 4.93m)

Fitted wall and base units, double glazed casement opening window, work surface with tiled up-stand, wood flooring, island unit with breakfast bar and storage below, freestanding Toledo range cooker with 5 ring burner gas hob, hot plate, twin ovens, separate grill, stainless steel extractor hood, stainless steel splash back, single bowl single drainer stainless steel sink unit, space and services for dishwasher, feature coving, spotlights inset in ceiling, feature clear glass circular wall mounted hand wash basin with tiled splash back, wall mounted boiler, chrome plated heated towel rail, double glazed patio doors to rear leading into rear garden. Doors leading to pantry and downstairs shower room.

PANTRY/CLOSET

6'3" x 4'3" (1.93m x 1.30m)

Wooden flooring, radiator, work surface, fitted shelving.

GROUND FLOOR SHOWER ROOM

6'3" x 4'1" (1.93m x 1.25m)

Comprising walk-in, enclosed, shower cubicle, low level w.c, corner pedestal wash hand basin inset to vanity unit, fitted extractor fan, fully tiled walls and floors, heated chrome plated towel rail, double glazed window to rear.



FIRST FLOOR LANDING

Wood flooring, carpeted stairs leading to loft room, skirting boards, wood banister, doors to:-

BEDROOM ONE 10'9" x 11'1" (3.30m x 3.40m)

Double glazed window to front, wood flooring, spotlights inset to ceiling, fan light, coving, radiator, leading to ensuite shower room.

ENSUITE 7'8" x 2'9" (2.36m x 0.84m)

Fully tiled floor and walls, shower enclosure, low-level W.C. and hand-wash basin, extractor fan.

BEDROOM TWO 11'10" x 9'10" (3.62m x 3.00m)

Double glazed square bay window to front with radiator under, wooden flooring, spotlights inset to ceiling, fan light, coving.

BEDROOM THREE 8'2" x 7'3" (2.50m x 2.21m)

Double glazed window to rear with radiator under, wood flooring, spotlight inset to ceiling, fan light, coving.

BEDROOM FOUR 9'8" x 8'8" (2.95m x 2.65m)

Double glazed window to rear with radiator under, wood flooring, spotlight inset to ceiling, fan light, coving.

LOFT STUDY/BEDROOM 5 17'2" x 7'3" (5.24m x 2.21m)

Sky-light window, wood flooring, radiator, eaves storage, door to storage area.

LOFT STORAGE 7'4" x 6'10" (2.25m x 2.10m)

EXTERIOR

The rear garden measures approximately 65' with steps down to paved area remainder lawn with flower and shrub borders, mature trees, two fish ponds, further patio area to rear, side access gate, door to detached garage.

To the rear of the garden there is a detached garage.

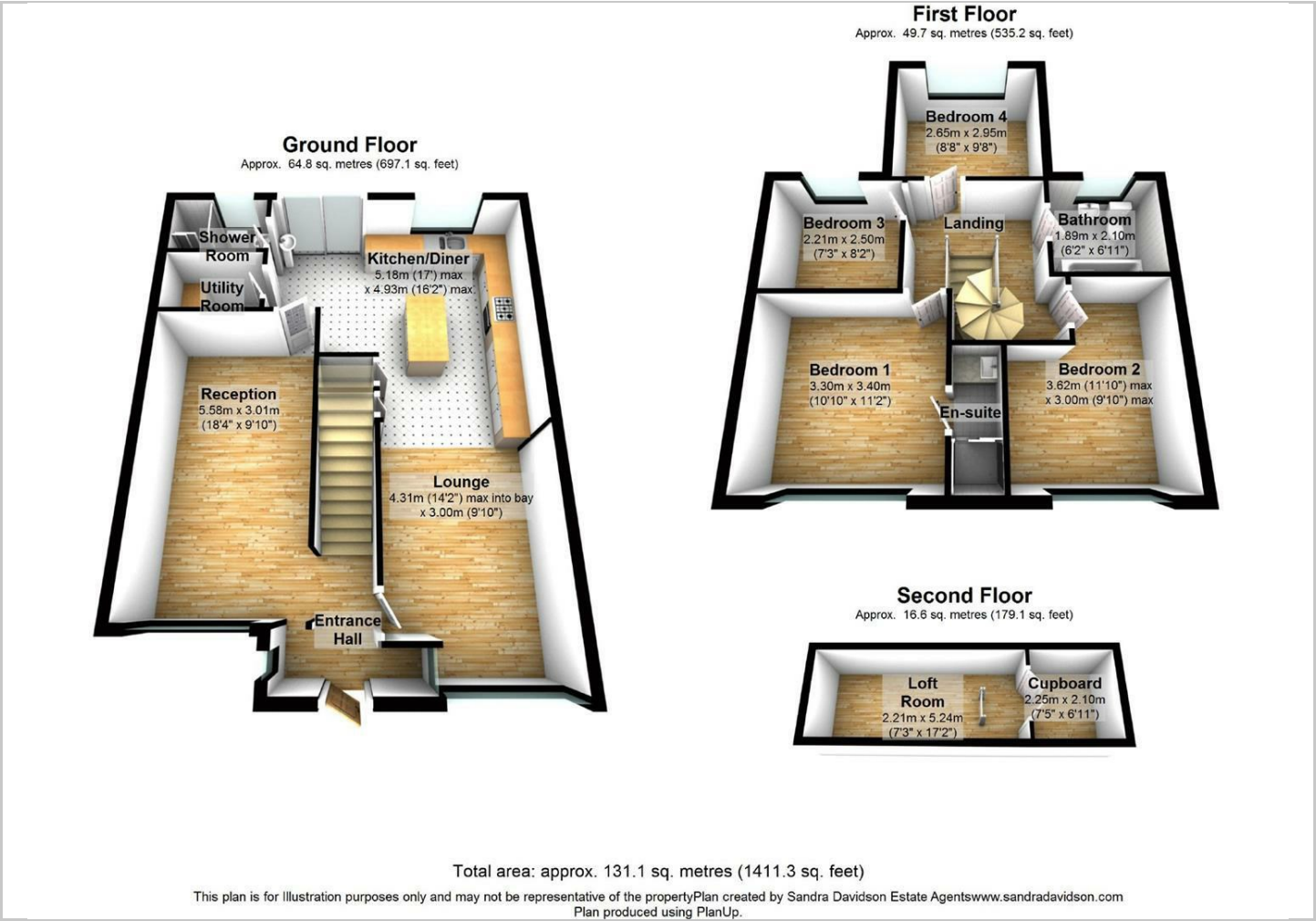
To the front of the property there is off street parking.



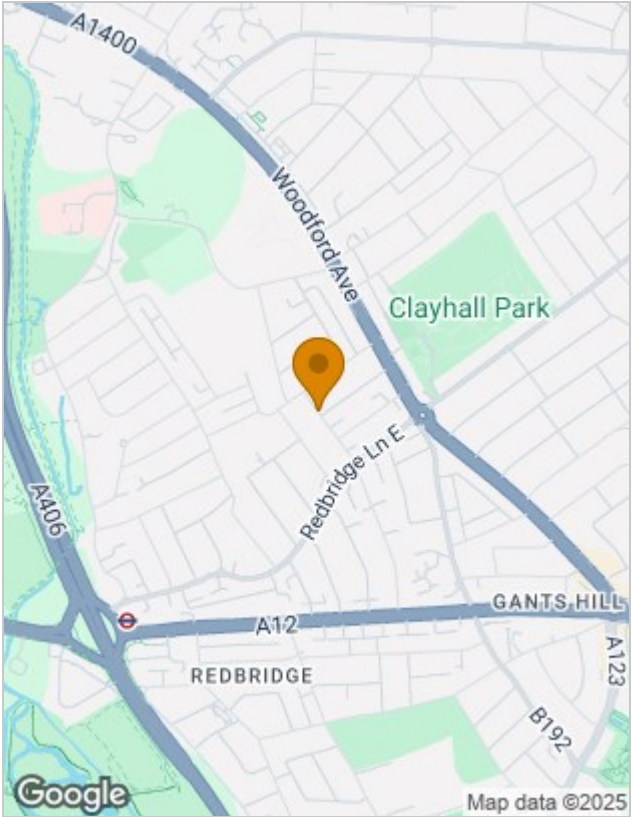




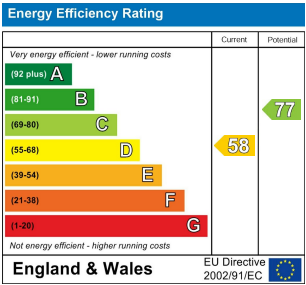
Floor Plans



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.