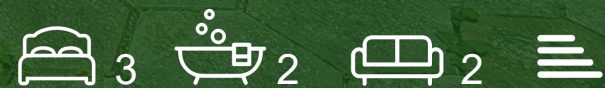




Peaketon Avenue, Redbridge, IG4 5PG

Offers In Excess Of £700,000





Peaketon Avenue

Redbridge, IG4 5PG

Local Authority: REDBRIDGE

Tax Band: E

- EPC RATING: Tbc
- SCOPE TO FURTHER EXTEND & MODERNISE (stpp)
- FITTED KITCHEN & DINER
- THREE DOUBLE BEDROOMS
- ATTACHED 34' GARAGE
- IMPRESIVE SEMI DETACHED BUNGALOW
- EXTENDED RECEPTION
- TWO BATH/SHOWER ROOMS
- OFF STREET PARKING ON OWN DRIVEWAY
- BEAL & REDBRIDGE SCHOOLS' CATCHMENT

Sandra Davidson Estate Agents are delighted to offer for sale this charming semi-detached bungalow located on the desirable Peaketon Avenue in Redbridge. This delightful property, built between 1930 and 1939, boasts a perfect blend of character and modern living, making it an ideal home for families or those seeking a peaceful retreat.

The bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is conveniently located nearby, ensuring that meal preparation is both enjoyable and efficient. With three comfortable bedrooms, there is plenty of room for family members or guests, while the two bathrooms offer convenience and privacy for all.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This added convenience makes it easy for families with multiple cars or for those who enjoy hosting visitors.

The location on Peaketon Avenue is particularly appealing, as it offers a tranquil residential setting while remaining close to local amenities, schools, and transport links (Redbridge Central line station is a short walk away). Residents will appreciate the balance of peaceful living with easy access to the vibrant community of Redbridge.

In summary, this semi-detached bungalow presents a wonderful opportunity for those looking to invest in a well-located and spacious home. With its charming features, ample parking, and convenient layout, this property is sure to attract interest. We invite you to arrange a viewing and discover the potential this lovely bungalow has to offer.



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ENTRANCE

Via double glazed door into fully enclosed storm porch with tiled flooring, light, leaded stained glass windows to flank, further stained glass door into entrance hall with; fitted carpet, light, radiator, doors to:

RECEPTION

23'7" x 13'3" (7.20m x 4.03m)

Double glazed sliding doors to rear leading into garden, fitted carpet, two ceiling lights, one ceiling rose, dado rail, two radiators

DINING ROOM

8'5" x 15'6" (2.56m x 4.72m)

Double glazed window to flank, fitted carpet, light, decorative ceiling architraves

KITCHEN

11'10" x 9'10" (3.60m x 3.00m)

Fitted wall and base units, work surface with tiled splash-back, four ring gas hob with extractor hood over, integrated oven, space and services for dishwasher, one and half bowl sink with drainer, vinyl flooring, spotlights to ceiling, double glazed window to rear

UTILITY

3'5" x 5'4" (1.03m x 1.62m)

Fitted cupboard, space and services for washing machine and dryer, light, door to:

SHOWER ROOM

Suite comprising; enclosed walk-in shower cubicle, low level WC, wall hung hand wash basin, extractor fan, light, vinyl flooring, tiled walls, extractor fan



BEDROOM ONE 15'4" x 13'0" (4.67m x 3.96m)

Double glazed bay window to front, with stained glass windows and fitted pelmet, fitted carpet, fitted cupboard, ceiling rose with inset light, dado rail

BEDROOM TWO 12'4" x 10'11" (3.76m x 3.33m)

Double glazed window to flank with fitted pelmet, laminate flooring, dado rail, fitted cupboard, light, radiator,

BEDROOM THREE 13'7" x 12'5" (4.13m x 3.78m)

Double glazed bay window to front with stained glass windows and fitted pelmet, radiator, fitted carpet, fitted cupboards, light

BATHROOM

Suite comprising; Corner bathtub, pedestal hand wash basin, low level WC, tiled walls and flooring, light, double glazed window to flank

EXTERIOR 39'4" (12m)

The delightful rear garden measures approximately 40' with stone paved area to front with wrought iron fence and steps down to remainder laid lawn with flowerbed, fruit tree and shrub borders, door to attached garage

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

ATTACHED GARAGE

foot access from rear garden, power and light, up and over door to front to driveway

Agents Note

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







Floor Plans



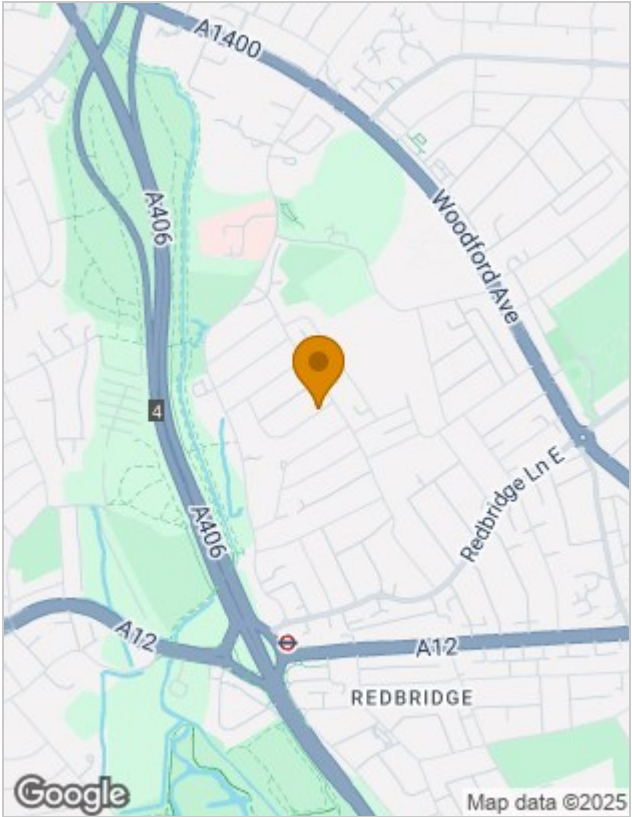
Viewing

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

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	