



Danehurst Gardens, Redbridge, IG4 5HQ

Asking Price £650,000









# Danehurst Gardens

Redbridge, IG4 5HQ

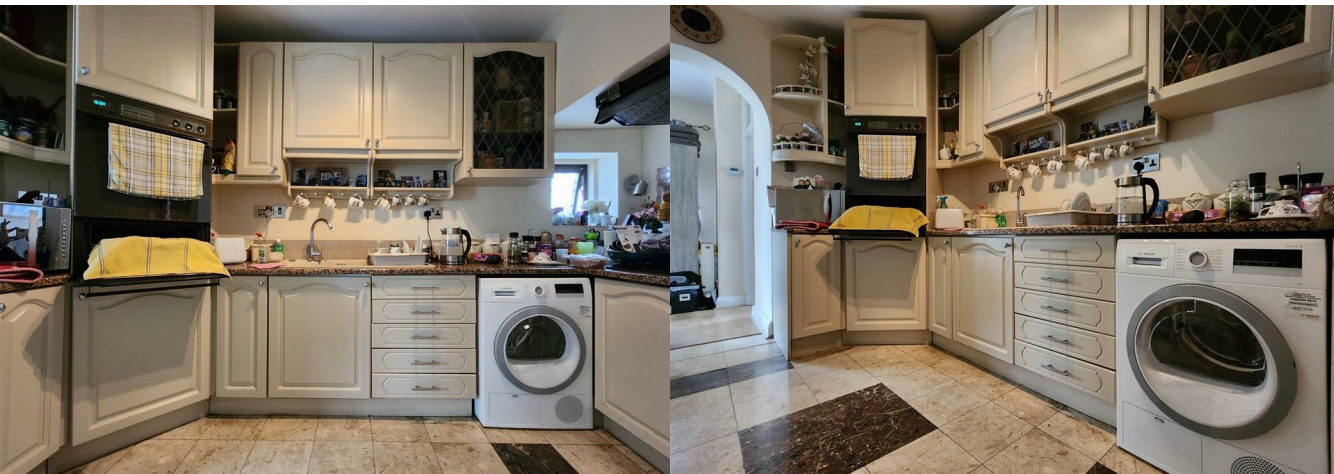
Local Authority: Redbridge

Tax Band:

- EPC Rating tbc
- Semi Detached
- Family Bathroom
- Through Lounge
- Rear Garden
- Fantastic Location
- Three Bedrooms
- Guest WC
- Beal School Catchment
- AVAILABLE NOW!!

Sandra Davidson Estate Agents are privileged to offer FOR SALE a rare opportunity acquire this well presented, SEMI DETACHED family home on a much sought after turning in Redbridge. The property features; a Through Lounge Reception, Fitted Kitchen, Utility Area, Dining Area and GUEST WC on the ground floor, with THREE BEDROOMS and Family Bathroom on the first floor. Externally the property offers a large rear garden and off street parking for multiple cars on own driveway. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be fully appreciated by an internal inspection.

The property is AVAILABLE NOW and comprises:-



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## ENTRANCE

Via fully enclosed storm porch with glazed French doors into entrance hall with; laminate wood flooring, ceiling light, access to understairs storage, radiator, carpeted stairs to first floor, opening to:

## THROUGH LOUNGE 30'1" x 12'10" (9.04m x 3.90m)

Double glazed bay window to front, radiators, two ceiling lights, laminate wood flooring, opening to:

## DINING AREA 9'3" x 13'8" (2.82m x 4.16m)

Double glazed sliding doors to rear into garden, laminate wood flooring, radiator, ceiling light, door to:

## UTILITY 4'1" x 5'1" (1.25m x 1.54m)

Double glazed window to flank, wall mounted boiler, space and services for washing machine and dryer, light

## GUEST WC

Low level WC, hand wash basin, radiator, wood flooring, light, double glazed window to rear

## KITCHEN 13'8" x 7'6" (4.17m x 2.28m)

Fitted wall and base units, work surface, one bowl sink with drainer, four ring gas hob, with extractor hood over, laminate flooring, ceiling light, double glazed window to flank





### FIRST FLOOR LANDING

Window to flank, fitted carpet, light, doors to:

### BEDROOM ONE

15'1" x 11'3" (4.60m x 3.37m)

Double glazed bay window to front, radiator, laminate wood flooring, fitted cupboards

### BEDROOM TWO

14'1" x 11'3" (4.34m x 3.37m)

Double glazed bay window to rear, laminate wood flooring, radiator, fitted cupboards

### BEDROOM THREE

10'6" x 7'7" (3.20m x 2.32m)

Double glazed bay window to front, radiator, ceiling rose, laminate wood flooring, light

### BATHROOM

Suite comprising; Bathtub, enclosed walk in shower cubicle, hand wash basin inset to vanity, low level WC, radiator, spotlights to ceiling, tiled walls and flooring, double glazed windows to rear

### EXTERIOR

55'9" (17m)

The rear garden measures approximately 56' with paved area to front remainder laid lawn, gated side access to shared drive, door to Detached Garage

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

### DETACHED GARAGE

23'9" x 8'2" (7.24m x 2.49m)

Up and over door to front





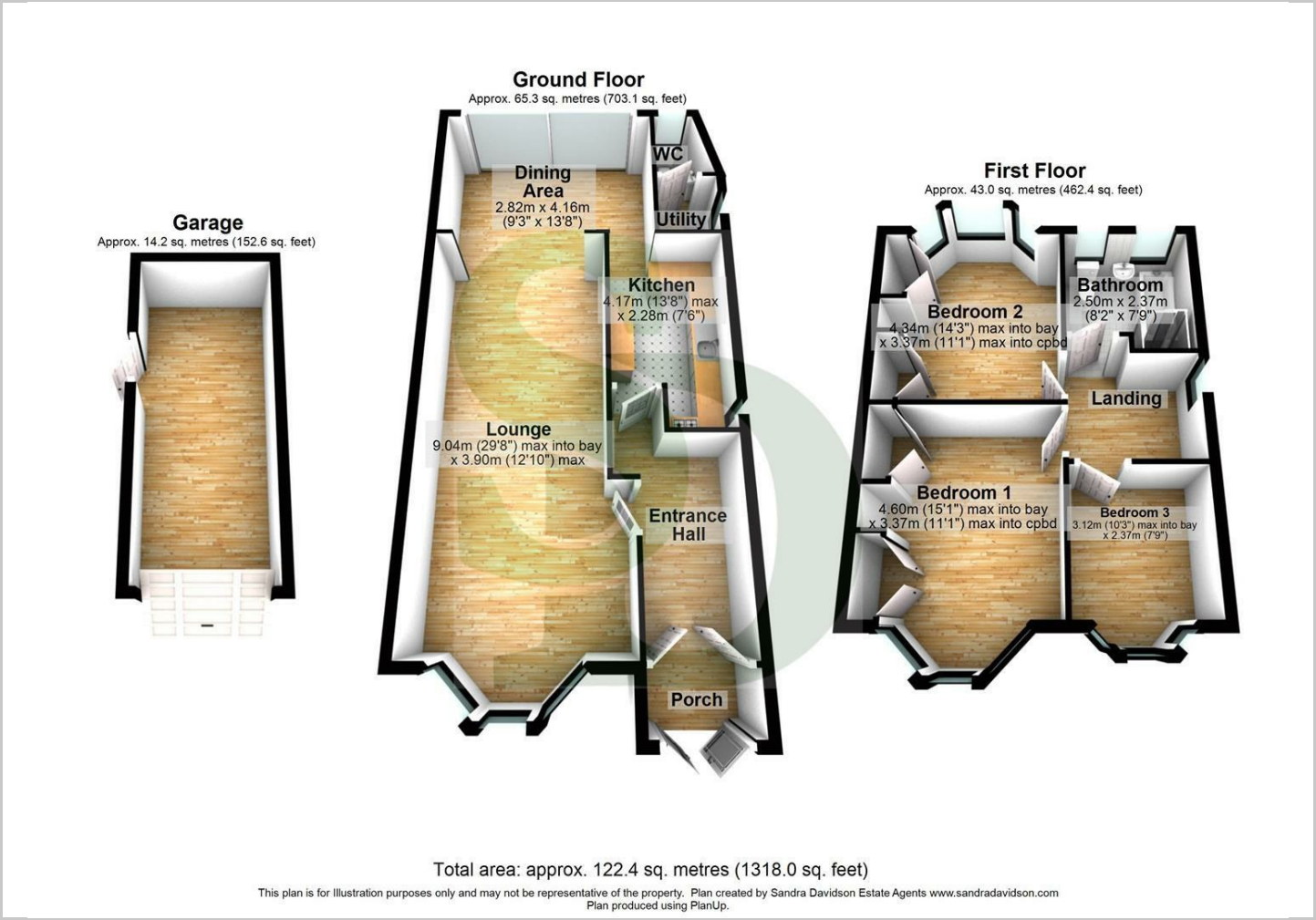




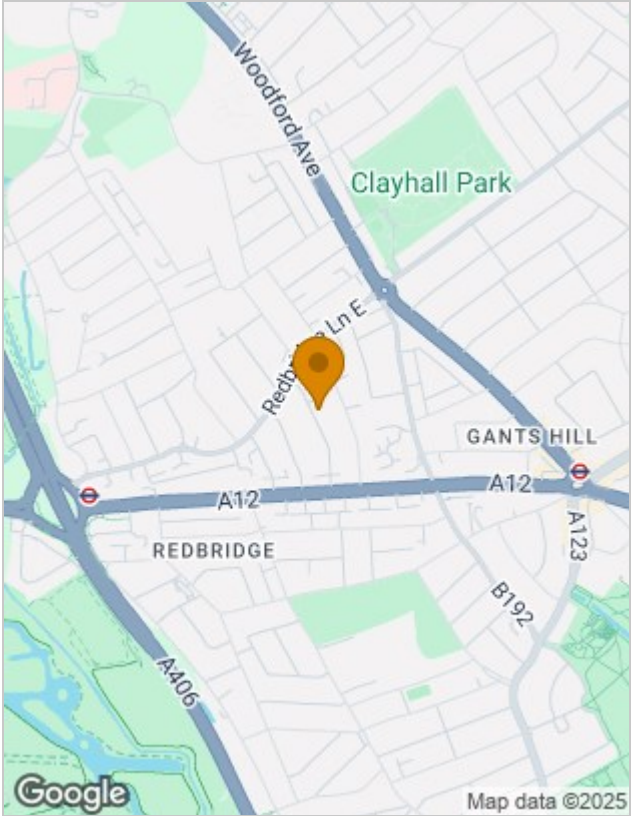




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.