



Ambleside Gardens, Redbridge, IG4 5HH

Guide Price £600,000









# Ambleside Gardens

## Redbridge, IG4 5HH

Local Authority: Redbridge  
Tax Band: D

- \*\* GUIDE PRICE £600,000 to £650,000 \*\*
- LARGE MANICURED REAR GARDEN + PARKING ON OWN DRIVEWAY
- THREE BEDROOMS
- TWO RECEPTIONS
- SCOPE TO EXTEND stpp
- BEAL HIGH SCHOOL CATCHMENT
- VERY WELL PRESENTED FAMILY HOME
- TWO BATH/SHOWER ROOMS
- CLOSE PROXIMITY TO BOTH REDBRIDGE & GANTS HILL UNDERGROUND STATIONS
- EPC RATING: 48E

### \*\*\* GUIDE PRICE £600,000 to £650,000 \*\*\*

Nestled in the charming Ambleside Gardens of Redbridge, this exquisite double-fronted family home presents a rare opportunity for discerning buyers. Meticulously maintained to an exceptionally high standard, the property seamlessly blends period charm with contemporary elegance.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for both relaxation and entertaining. The fitted kitchen is well-appointed, making it a delightful space for culinary pursuits. Additionally, the ground floor features a convenient shower room, enhancing the practicality of the home for family living.

The first floor boasts three generously sized bedrooms, perfect for accommodating family members or guests, alongside a well-designed family bathroom. Each room is filled with natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the large, secluded rear garden, offering a tranquil retreat for outdoor enjoyment and potential for gardening enthusiasts. The front of the house benefits from off-street parking for up to three vehicles, situated on your own private driveway, a rare find in this area.

This home is ideally located within the Redbridge and Beal School catchment, making it an excellent choice for families seeking quality education options. Furthermore, the convenience of Redbridge or Gants Hill Central Line Underground Station nearby ensures easy access to central London and beyond.

With further scope to extend (subject to planning permission), this property is a true gem that can only be fully appreciated through an internal inspection. Do not miss the chance to make this splendid family home your own.

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### ENTRANCE

Via feature stained glass door into entrance hall with; laminate wood flooring, dado rail, light, carpeted stairs to first floor, openings to:

### RECEPTION

29'0" x 12'8" (8.85m x 3.86m)

Double glazed windows to front with fitted bespoke wood shutter and radiator under, feature ceiling light, further radiator to rear, laminate wood flooring, double glazed three panel folding doors to rear with inset magnetic blinds leading to rear garden, door to shower room, door to kitchen

### LOUNGE/DINER

13'1" x 14'5" (4.00m x 4.40m)

Double glazed windows to front with fitted bespoke wood shutter and radiator under, dado rail, picture rail, feature ceiling light, laminate wood flooring

### KITCHEN

7'9" x 14'5" (2.37m x 4.40m)

Fitted wall and base units, work surface with tiled back-splash, four ring range cooker with feature extractor hood over, one bowl under-mounted sink with drainer inset to work surface, vinyl flooring, light, double glazed leaded window to rear with fitted blind, fitted cupboard with fitted shelves, light and space and services for washing machine, opening to:

### Lobby:

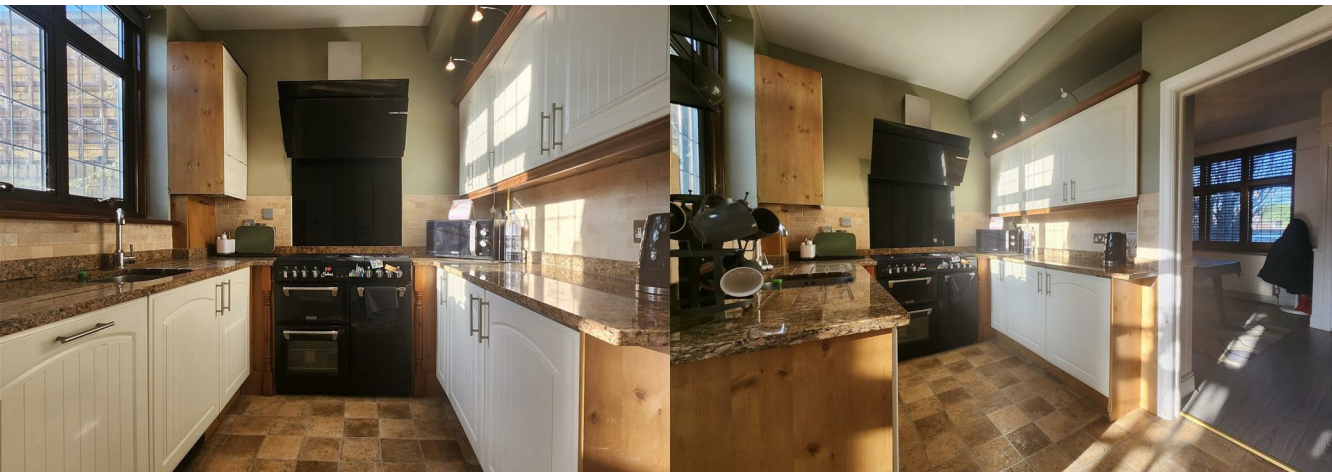
Double glazed windows to rear and flank with fitted blind, radiator, light, work surface, double glazed door to rear into garden.

### Shower Room

Enclosed walk-in shower cubicle with power shower, low level WC, wall hung hand wash basin, opaque double glazed window to rear, spotlights inset to ceiling, extractor fan, tiled walls, vinyl flooring, radiator

### FIRST FLOOR LANDING

Fitted carpet, double glazed window to rear, access to loft space, light, fitted cupboard, doors to:







#### BEDROOM ONE 13'7" x 11'3" (4.13m x 3.44m)

Double glazed windows to front with fitted bespoke wood shutter and radiator under, light, decorative coving, fitted carpet, fitted cupboards

#### BEDROOM TWO 10'5" x 13'1" (3.17m x 4.00m)

Double glazed windows to front with fitted bespoke wood shutter and radiator under, light, decorative coving, fitted carpet, dado rail, fitted cupboards.

#### BEDROOM THREE 5'5" x 6'11" (1.65m x 2.12m)

Double glazed window to rear, radiator under, fitted carpet, light

#### FAMILY BATHROOM

Suite comprising, tile paneled bathtub with shower screen and shower over, low level WC, hand wash basin inset to vanity unit, wall mounted vanity mirror, heated vertical towel rail, double glazed window to rear with fitted blind, decorative coving, light, vinyl flooring, tiled walls

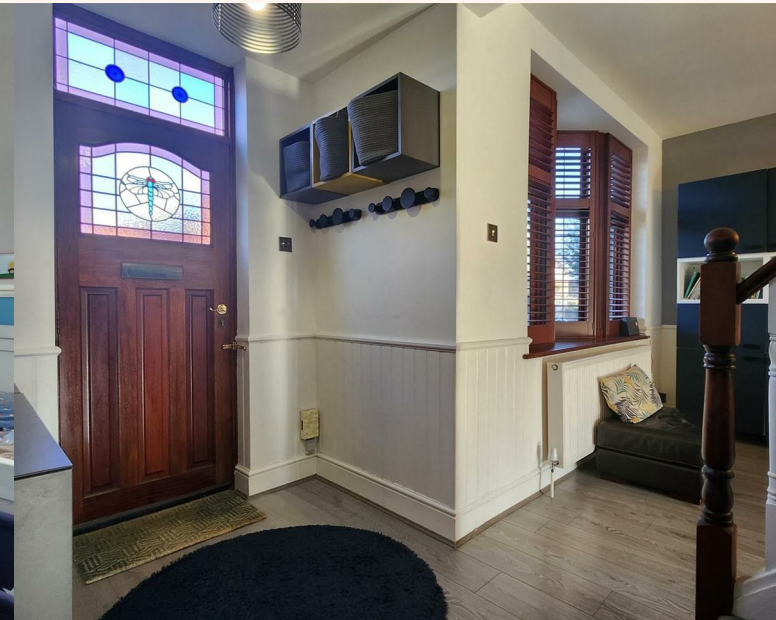
#### EXTERIOR 79' (24.08m)

The manicured, secluded rear garden measures approximately 79' with stone paved area to front and oak pergola, steps down to remainder laid lawn with flowerbed, fruit tree and shrub borders, further paved area to rear, door to rear gated service road, external lighting. Brick built shed to rear with power and light.

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

#### Agents Note

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





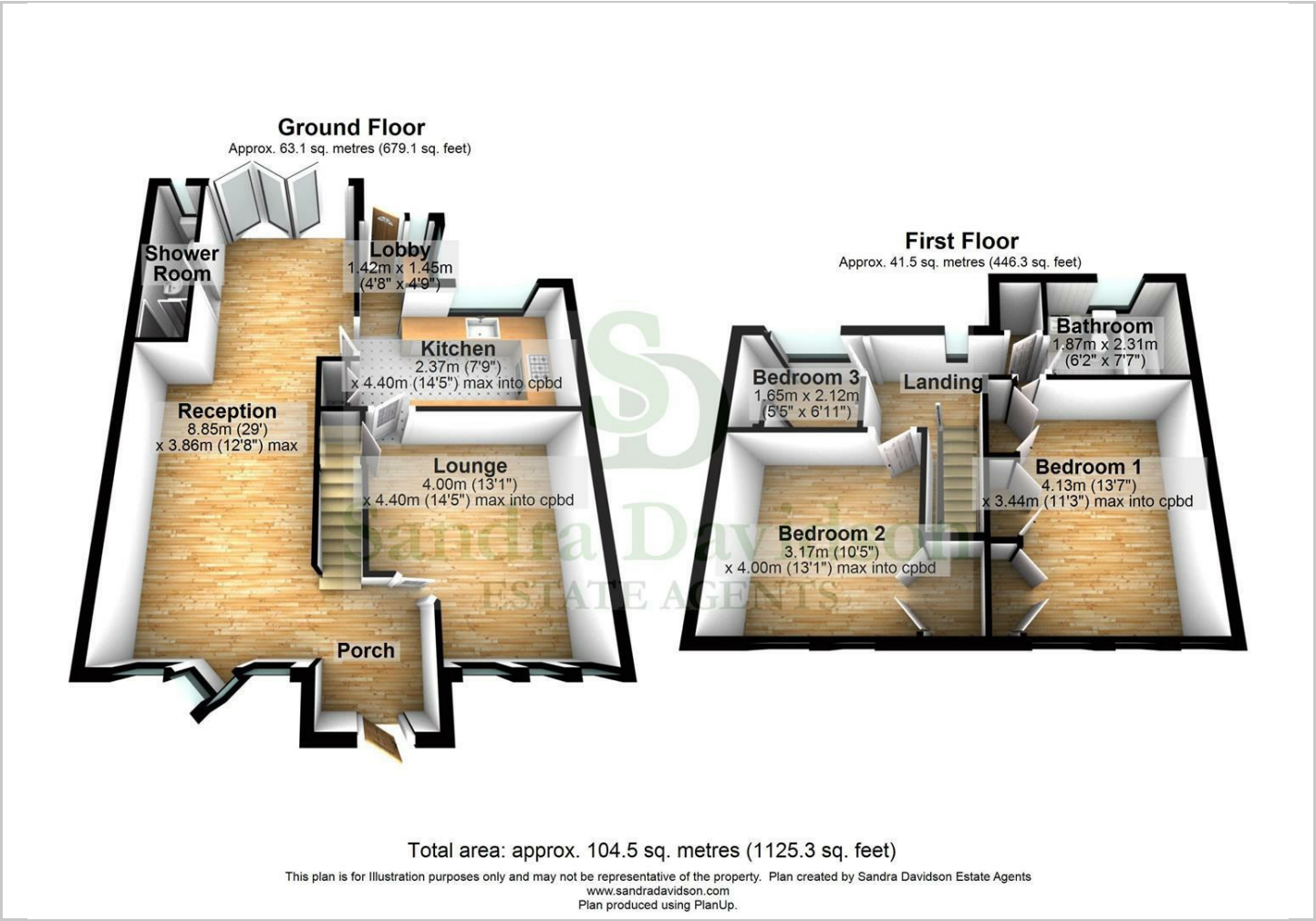








Floor Plans



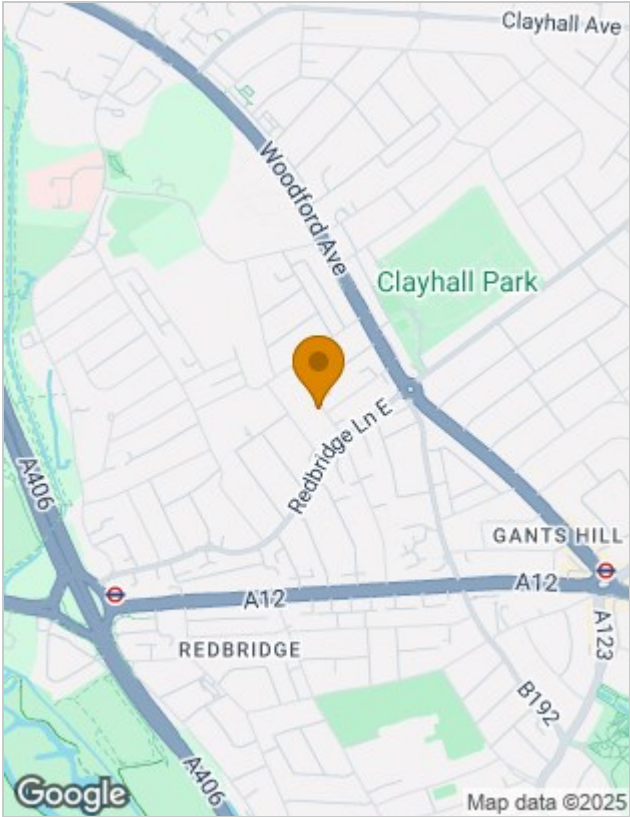
Viewing

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

