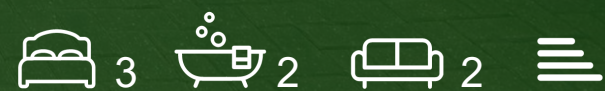




Brantwood Gardens, Redbridge, IG4 5LG

Asking Price £650,000





Brantwood Gardens

Redbridge, IG4 5LG

Local Authority: Redbridge

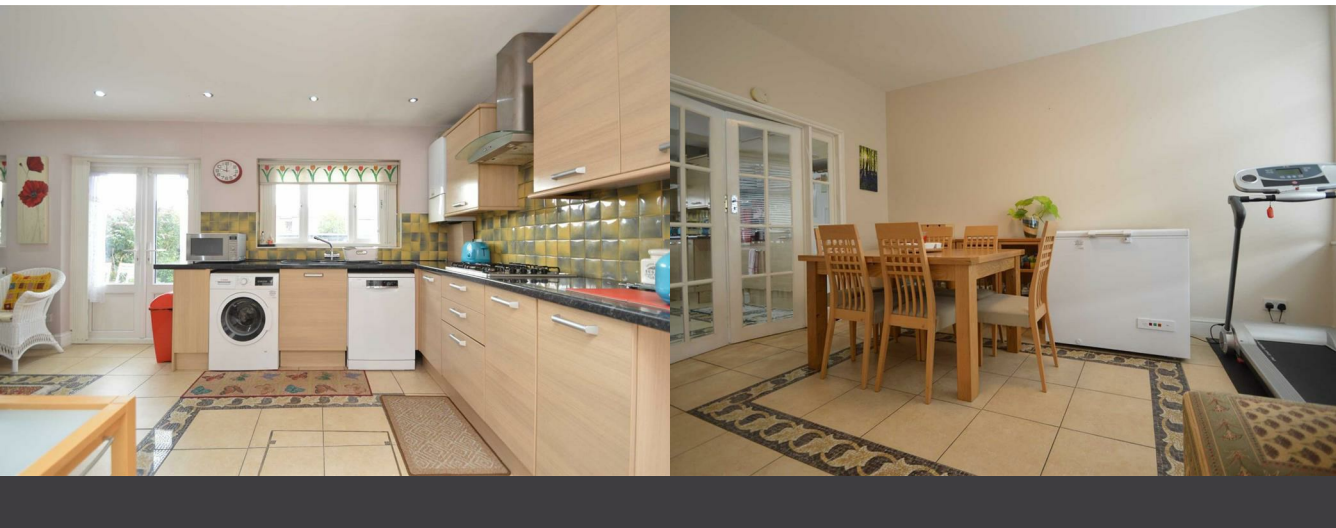
Tax Band:

- EPC RATING
- Three Double Bedrooms
- Extended Open Plan Kitchen Diner
- Outbuilding
- Beal Catchment
- Very Well Presented
- Two Reception Rooms
- Two Shower Rooms
- Off Street Parking
- Council tax D

*** Asking price £650,000 ***

Sandra Davidson are pleased to offer a rare opportunity to acquire this VERY WELL presented, impressively EXTENDED, double fronted family home on a sought after turning in REDBRIDGE. The property has been maintained to a high standard and features two reception rooms, EXTENDED FITTED KITCHEN/DINER and SHOWER ROOM on the ground floor, with THREE DOUBLE bedrooms and family bathroom on the first floor. To the rear of the property is a DELIGHTFUL, MANICURED rear GARDEN with off street parking to the front for multiple cars on own DRIVEWAY. The property is situated within the Redbridge and Beal schools catchment area with easy access to REDBRIDGE and GANTS HILL Central Line stations and can only be appreciated by an internal inspection.

The property comprises:-



Asking Price £650,000



ENTRANCE 2'3" x 7'10" (0.71 x 2.39)

Via double glazed French doors into enclosed storm porch with, tiled flooring, fitted cupboard, door to entrance hall with; sidelight window to front, tiled flooring, radiator, light, carpeted stairs to first floor, doors to:

KITCHEN/DINER 10'9" x 22'9" (3.30 x 6.95)

KITCHEN AREA: fitted wall and base units, work surface with tiled up-stand, four ring gas hob with extractor hood over, one and half bowl sink with drainer, integrated oven and grill, space and services for washing machine and dishwasher, spotlights inset to ceiling, tiled flooring

DINING AREA: double glazed window to rear with retractable security grill, double glazed French doors to rear with retractable security grill, radiator, tiled flooring, spotlights to ceiling, double glazed window to rear with retractable security shutter, wall mounted boiler

LOUNGE/DINER 14'1" x 9'10" (4.31 x 3.00)

Double glazed square bay window to front with radiator under, tiled flooring, light, glazed French doors to:

RECEPTION 18'0" x 11'1" (5.51 x 3.38)

Double glazed window to front with radiator under, tiled flooring, light, glazed French doors to rear leading to kitchen/diner

GROUND FLOOR SHOWER ROOM 6'3" x 4'11" (1.91 x 1.51)

Suite comprising; enclosed walk-in shower cubicle with power shower, low level WC with douche, corner wall hung hand wash basin, tiled walls and flooring, towel rail, access to under stair storage, spotlights to ceiling, extractor fan

FIRST FLOOR LANDING

Laminate wood flooring, light, access to loft space, doors to:



BEDROOM ONE 18'0" x 13'10" (5.51 x 4.23)

Double glazed window to front, further double glazed window to rear with radiator under, laminate wood flooring, two ceiling lights, fitted cupboards

BEDROOM TWO 11'7" x 9'10" (3.54 x 3.00)

Double glazed window to front, radiator, laminate wood flooring, light

BEDROOM THREE 9'10" x 10'11" (3.00 x 3.35)

Double glazed window to rear, radiator, laminate wood flooring, light

FAMILY BATHROOM 5'9" x 6'9" (1.77 x 2.06)

Suite comprising; walk-in shower cubicle with hidden faucet and rain fall effect shower, low level WC with douche, wall hung hand wash basin, tiled walls and flooring, chrome plated heated towel rail, double glazed opaque window to rear, light, extractor fan

OUTBUILDING 12'8" x 18'10" (3.87 x 5.76)

Via double glazed French doors to front, two further double glazed windows to front, wood flooring, light

EXTERIOR

The landscaped rear garden measures approximately 55' with decorative paved area to front with remote operated electric awning, external lighting, steps down to remainder low maintenance artificial turf and further paved area to rear, access to rear service road, door to outbuilding

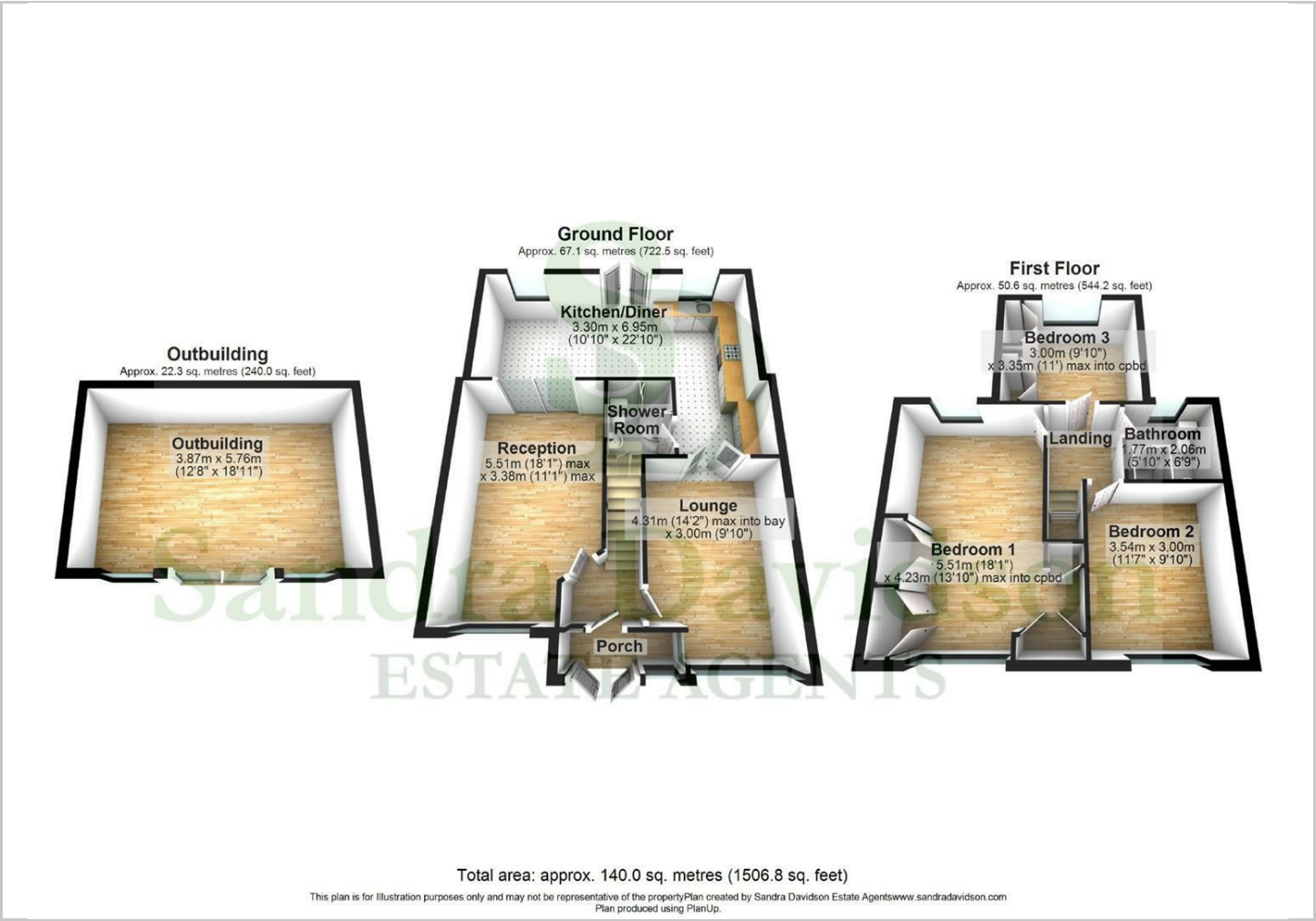
To the front of the property is off street parking for multiple cars on own driveway







Floor Plans



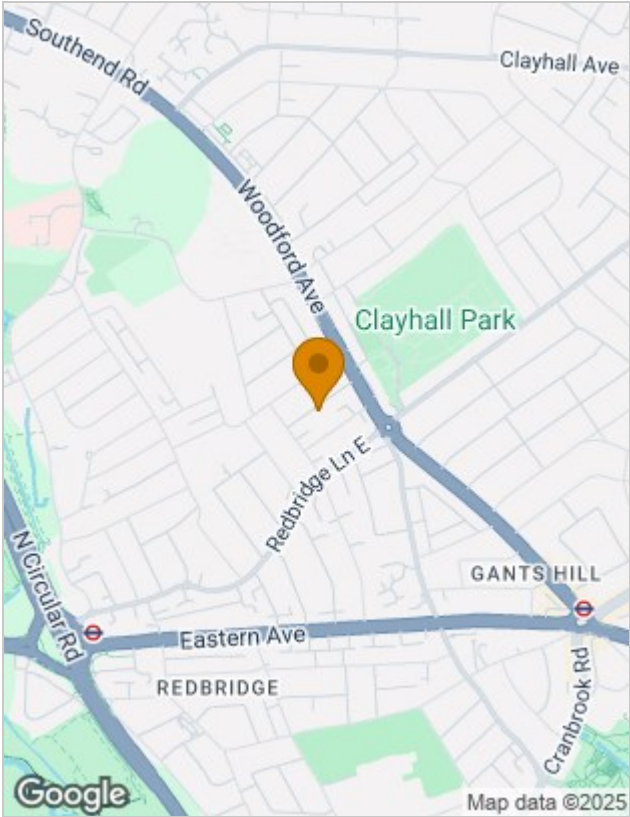
Viewing

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.

10 Roding Lane South, Essex, IG4 5NX
Tel: 020 8551 0211 Email: redbridge@sandradavidson.com https://www.sandradavidson.com

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