



Edwina Gardens, Ilford, IG4

BUTLER & STAG



A stunning newly refurbished three bedroom house in the heart of Redbridge.



- Three Bedroom House
- Newly Refurbished Throughout
- Contemporary
- New Flooring
- Good Transport Links
- Great Location

The property offers a good amount of living space throughout with the ground floor comprising of a spacious lounge, dining room, a kitchen/breakfast room with doors leading onto the rear garden, and a downstairs shower room. To the first floor there's three bedrooms, a family bathroom, and on the second floor there is a loft room

Externally, to the rear is an east facing garden expanding over 40ft. To the front there's a fully block paved driveway which offers off-street parking for two vehicles.

The property is situated within the Redbridge and Beal school catchment area with easy access to Redbridge Underground Train Station.

Available August

Council Tax Band E

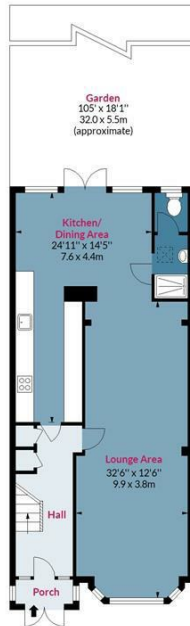




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Approx. Gross Internal Area 1525 Sq Ft - 141.67 Sq M
Approx. Gross Eaves Storage Area 90 Sq Ft - 8.36 Sq M
Approx. Gross Total Area 1615 Sq Ft - 150.03 Sq M

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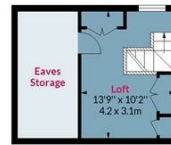
Ground Floor

Floor Area 817 Sq Ft - 75.90 Sq M



First Floor

Floor Area 568 Sq Ft - 52.77 Sq M



Second Floor

Floor Area 140 Sq Ft - 13.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 24/11/2022

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.