



## Widcombe Gardens, Redbridge, IG4 5LT

### Offers In Excess Of £725,000



**\*\* SUPERB, WELL EXTENDED FOUR BED HOUSE WITH GARAGE IN REDBRIDGE \*\***

\* GUIDE PRICE £730,000 - £750,000 \*

\* VIRTUAL TOUR AVAILABLE ONLINE \*

OC Homes are delighted to offer to the sales market, this well extended, four bedroom house with off street parking, bright and spacious accommodation and double garage to the rear of the property. Located in a sought after area in the heart of Redbridge, this family home is presented well throughout and is sure to attract a lot of interest. The property has been extended to the rear on both ground and first floors, so is larger than average, at almost 1500 sq ft and has potential for further expansion into the loft space. It is located ideally within the catchment area for Beal High School, and boasts excellent transport links into the City and West End via Redbridge and Gants Hill Tube Stations (Central Line), as well as easy access to a number of shops and restaurants nearby.

Accommodation comprises; Ground Floor, entrance hall, two reception rooms to either side of the hallway, utility room, ground floor shower room, dining area, and a large modern kitchen with an array of units to eye and base level, which leads out to the well maintained rear garden and large double garage. First Floor comprises three double bedrooms (one with en-suite shower), single bedroom, and family bathroom. There is potential to further extend the first floor and make the fourth bedroom or bathroom larger (STPP). Externally, the property boasts off street parking to the front and a good size garden with access to the garage - which has rear access.

The property is an excellent proposition for any buyer with a number of appealing features and benefits, located in a very sought after area with excellent transport links and local amenities. To arrange a viewing please call the OC Homes sales team.

- CIRCA 1500 SQ FT
- DOUBLE GARAGE WITH REAR ACCESS
- SCOPE FOR FURTHER DEVELOPMENT
- WELL MAINTAINED THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- 4 BED 3 BATH

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC



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