

TOTAL FLOOR AREA : 1496sq.ft. (139.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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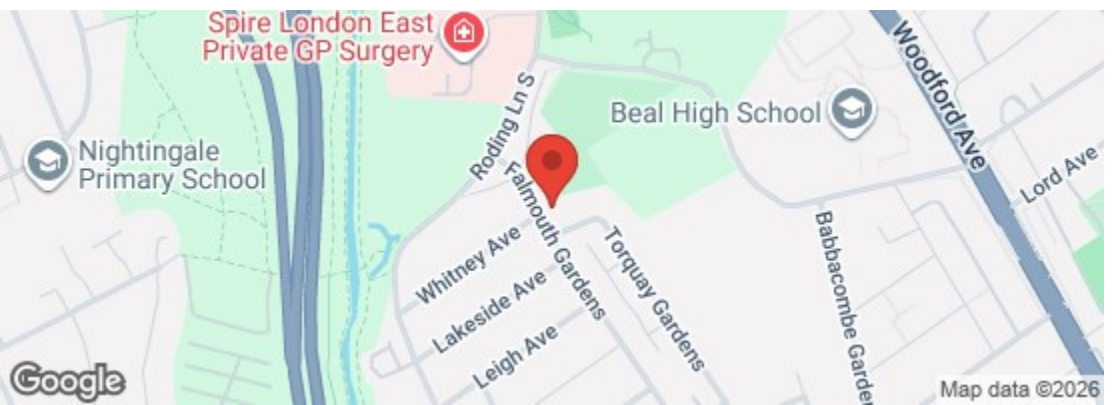
Council: Redbridge | Council Tax Band: F | Floor Area: 1496.00 sq ft



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Falmouth Gardens, Redbridge, IG4 5JN
 Offers In Excess Of £759,250 Freehold
 Bedrooms: 5 | Reception Rooms: 3 | Bathrooms: 1

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	
		59	79



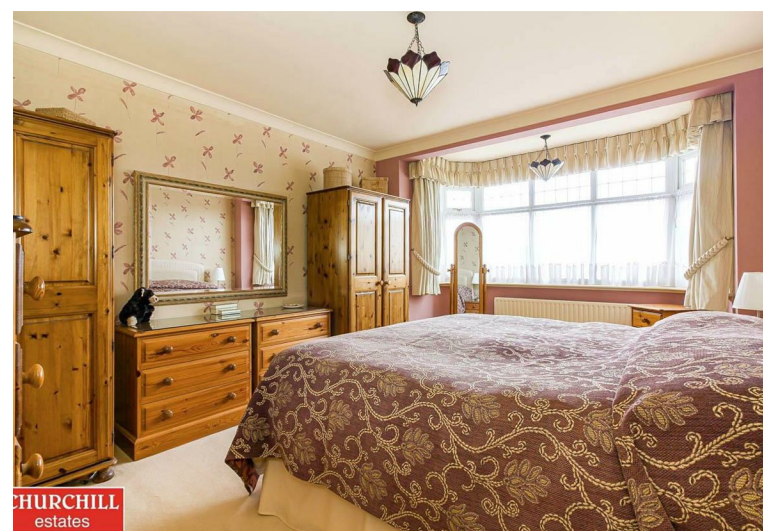
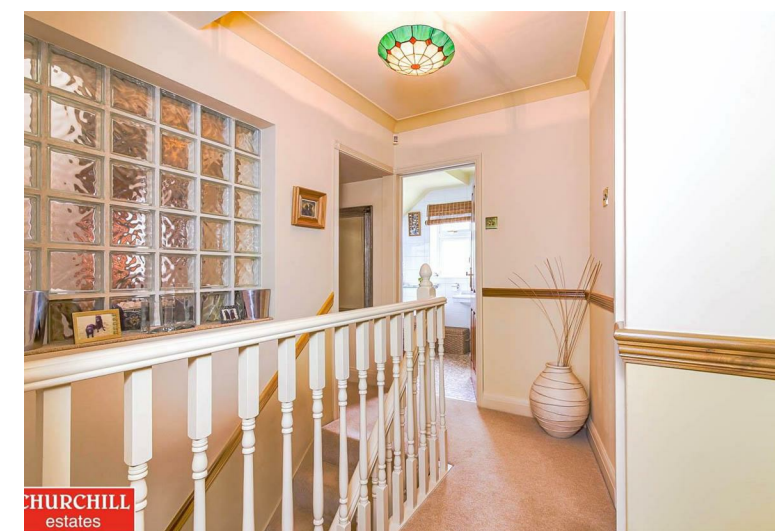
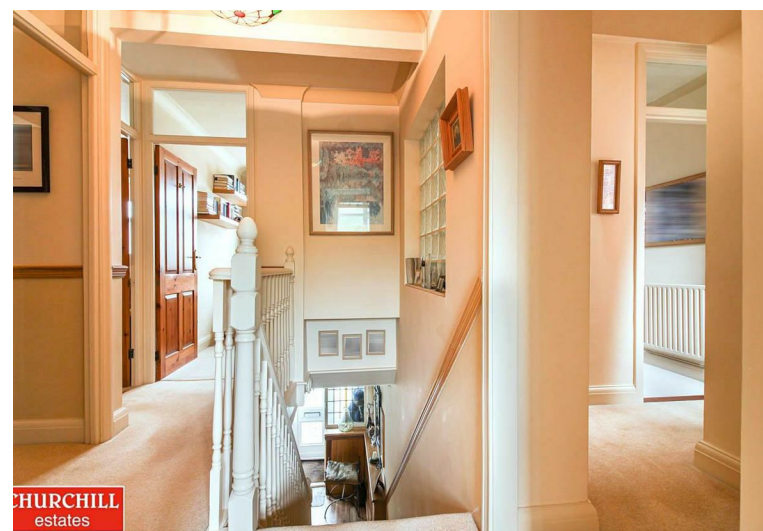
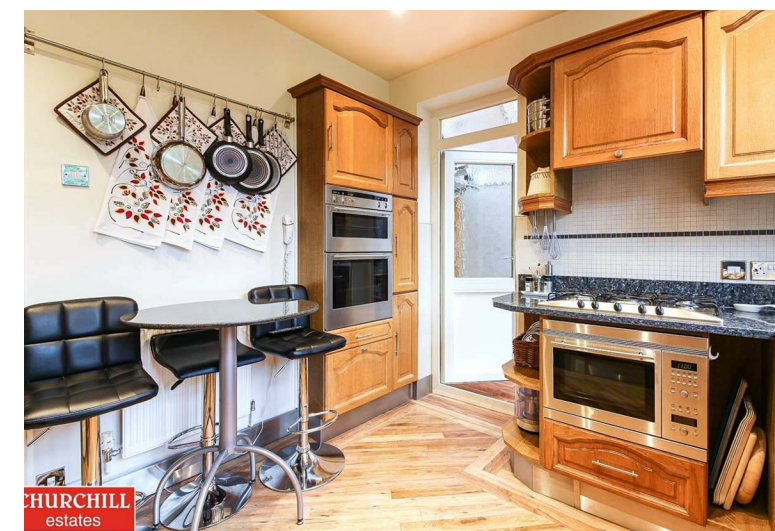
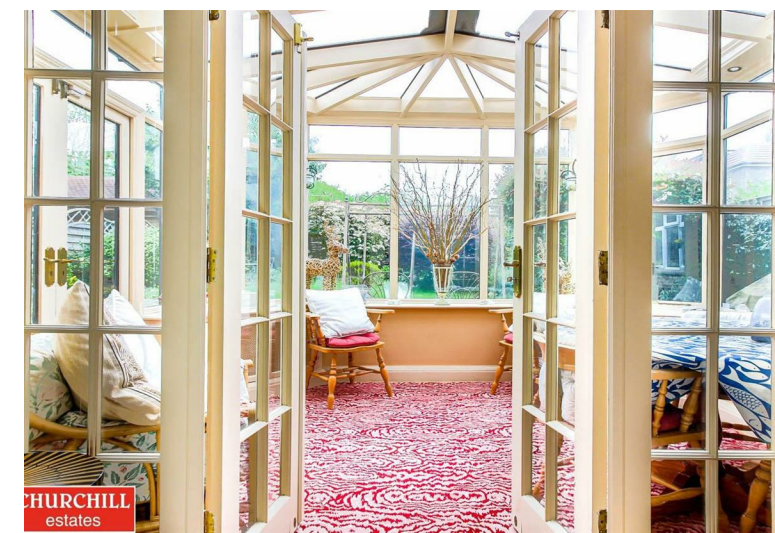
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Churchill Estates are pleased to bring to market this wonderfully appointed five-bedroom, link-detached family home located just moments from Redbridge Station.

The ground floor comprises of two spacious reception rooms, a good-sized fitted kitchen, conservatory / sunroom, W/C, and utility area within the integral garage.

Upstairs boasts four bedrooms, two double rooms and two generous single rooms. A family sized four-piece bathroom suite and a staircase leading up into your final double bedroom with an abundance of eaves storage throughout.

Further benefits include a secluded well tended private garden, the potential to extend to the rear STPP, side access, off street parking for one car, double glazing and gas central heating throughout.

For further details or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

Council Tax Band F