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28 Whitney Avenue
Redbridge, Essex IG4 5PN
Price £599,995

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Offered with no onward chain, this deceptively spacious two double bedroom semi-detached bungalow presents a fantastic opportunity to acquire a home in one of Redbridge's most sought-after residential locations. Well maintained throughout, the property benefits from a recently installed boiler and government-approved insulation, providing improved energy efficiency and peace of mind for the next owner. The generous living accommodation offers comfortable, well-proportioned rooms throughout and provides excellent development potential via a rear extension, loft conversion and garage conversion (subject to the usual planning consents), allowing purchasers to significantly enhance and tailor the property to their own requirements. Ideally positioned, the property is close to a number of highly regarded primary and secondary schools, making it an excellent choice for families. For commuters, Redbridge Underground Station is located approximately 0.75 miles away, providing Central Line services with journey times of around 10 minutes to Stratford and 20 minutes to Liverpool Street. Externally, the property enjoys a secluded mature rear garden, ideal for relaxing or entertaining, together with off-street parking to the front and the added benefit of an attached garage. Combining immediate availability, no onward chain, modern efficiency upgrades and outstanding scope for future enhancement, this charming bungalow offers an exceptional opportunity to secure a home in a highly desirable location.

LARGE ENTRANCE PORCH 12'8 x 3'5 (3.86m x 1.04m)

UPVC double glazed double doors with fixed sidelights and fanlights over, two wall light points, multi glazed door to:

OPEN PLAN LOUNGE/DINER 27'6 x 15'8 to extremes (8.38m x 4.78m to extremes)

Three light leaded light style double glazed window with fanlights over, three radiators, feature fireplace with wooden surround and raised marble hearth, ornate coved cornice, five wall light points, leaded light style double glazed double doors with fixed sidelights to rear garden, archway to:

INNER HALL 7'8 x 3'2 (2.34m x 0.97m)

Access to loft, wall light point, built-in storage cupboard, door to bathroom, archway to:

BEDROOM ONE 15'3 into bay x 13' (4.65m into bay x 3.96m)

Three light double glazed bay with fanlights over, feature fitted wardrobe cupboards to three walls with matching bedside tables, corner niches and display shelving, coved cornice, radiator.

KITCHEN 14'2 x 13'5 (4.32m x 4.09m)

Range of wall and base units, working

surfaces, cupboards and drawers, built-in double oven four ring hob with concealed extractor fan over, sink bowl with mixer tap, recess currently housing fridge/freezer, tiled walls, two leaded light style double glazed windows to rear, spotlights to ceiling, coved cornice, radiator, leaded light style double glazed door to rear garden, door to:

UTILITY ROOM 6'3 x 4'3 (1.91m x 1.30m)

Plumbing for washing machine, storage cupboards, tiled walls, obscure glazed door to side access, sliding door to:

CLOAKROOM 5'7 x 2'5 (1.70m x 0.74m)

Low level wc, vanity unit with wash hand basin and mixer tap, access to loft, tiled walls.

BEDROOM TWO 12'9 x 9'9 (3.89m x 2.97m)

Two light double glazed window to flank, coved cornice, radiator, fitted wardrobe cupboards to three walls including matching chest of drawers, side tables and corner niches with glazing.

SHOWER ROOM 7'8 x 7'1 (2.34m x 2.16m)

Tiled shower cubicle with thermostatically controlled shower unit, vanity unit with

wash hand basin and drawer below, low level wc, bidet, tiled walls, obscure double glazed window with fanlight over, radiator, tiled floor, heated towel rail.

REAR GARDEN

Paved patio areas, various established trees and shrubs, shed at rear, outside tap, remainder laid to lawn.

ATTACHED GARAGE 14'4 x 7'5 (4.37m x 2.26m)

Access via private driveway.

FRONT GARDEN

Providing CAR PARKING SPACE.

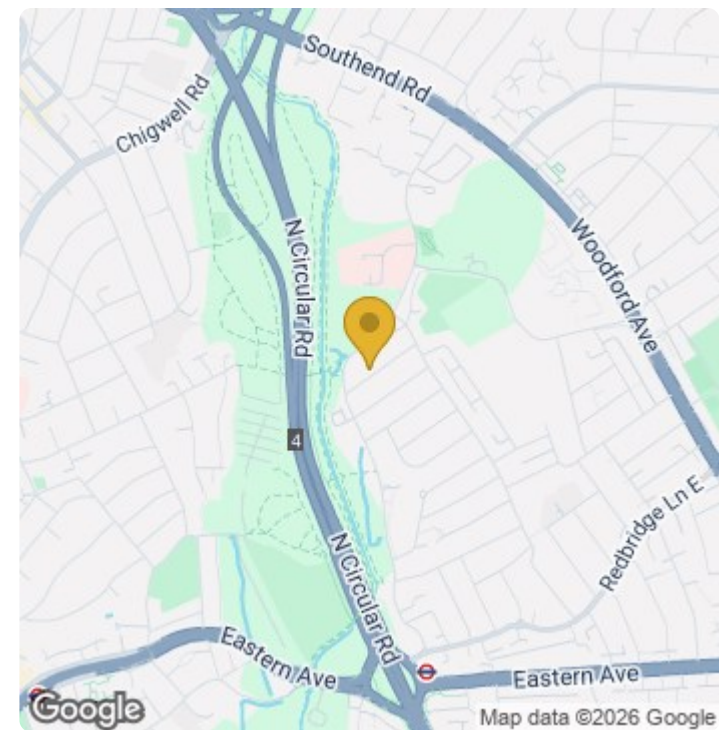
COUNCIL TAX

London Borough of Redbridge - Band E

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

