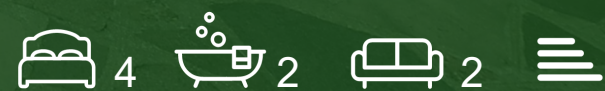




Ellesmere Gardens, Redbridge, IG4 5DA

Guide Price £700,000





Ellesmere Gardens

Redbridge, IG4 5DA

Local Authority: Redbridge

Tax Band: E

- EPC RATING TBC
- TWO BATHROOMS
- VERY WELL PRESENTED
- OFF STREET PARKING & OWN REAR GARDEN
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- IMPRESSIVELY EXTENDED
- REDBRIDGE & BEAL SCHOOLS CATCHMENT

** GUIDE PRICE £700,000 to £725,000 **

Sandra Davidson Estate Agents are delighted to present this impressively extended and beautifully maintained four-bedroom house, located on the highly sought-after Ellesmere Gardens in Redbridge. This property offers a perfect blend of modern living and traditional charm, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that natural light floods through the home, creating a warm and inviting atmosphere. The property boasts four generously sized bedrooms, providing plenty of room for family members or guests.

With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all. The extension has been thoughtfully executed, enhancing the living space while maintaining the character of the original house.

Ellesmere Gardens is a peaceful residential turning, making it an excellent choice for families seeking a friendly community environment. The location offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

This property is a rare find in Redbridge, combining space, style, and a prime location. We invite you to view this exceptional home and discover all it has to offer.

Guide Price £700,000



ENTRANCE

Via fully enclosed storm porch with UPVc Door to front and glazed sidelights, further glazed door into entrance hall with; leaded stained glass double glazed windows to front, wood flooring, radiator, picture rail, light, access to under stair storage, carpeted stairs to first floor, doors to:

RECEPTION

15'7" x 15'1" (4.75m x 4.60m)

Double glazed leaded and stained glass bay window to front, wood flooring, radiator, picture rail, light, period feature timber fire surround

LOUNGE

13'1" x 15'1" (4.00m x 4.60m)

Wood flooring, light, radiator, picture rail, opening to:

EXTENDED KITCHEN DINER

DINING AREA

9'10" x 13'2" (3.00m x 4.01m)

Double glazed sliding doors to rear garden, double glazed window to rear, wood flooring, roof light, opening to:

KITCHEN

19'8" x 9'2" (6.00m x 2.79m)

Fitted wall and base units, work surface with Metro tiled splash back, one bowl sink with drainer, four ring gas hob with extractor hood over, integrated dishwasher, roof-light, wood flooring, center island with base units and timber work surface, double glazed door to rear garden

FIRST FLOOR LANDING

Wood flooring, light, picture rail, carpeted stairs to second floor, doors to:

BEDROOM ONE

15'5" x 13'1" (4.69m x 4.00m)

Double glazed leaded and stained glass bay window to front, wood flooring, radiator, picture rail, light





BEDROOM TWO 13'1" x 14'4" (4.00m x 4.37m)

Double glazed leaded and stained glass window to rear, wood flooring, radiator, picture rail, light

BEDROOM THREE 8'3" x 9'0" (2.52m x 2.74m)

Two light oriel bay window to front, wood flooring, radiator, picture rail, light

BATHROOM

Suite comprising: P-Shaped bathtub with shower screen and rainfall effect shower over, low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, light, extractor fan, partly tiled walls, tiled floor, two double glazed opaque windows to rear,

SECOND FLOOR LANDING

Fitted carpet, light, sky-light window to front, door to:

BEDROOM FOUR 20'3" x 21'4" (6.18m x 6.51m)

Double glazed window to rear, radiator, fitted carpet, light, two sky-light windows to front

SHOWER ROOM

Suite comprising; enclosed walk-in corner shower, low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, spotlights and extractor fan to ceiling, double glazed opaque window to rear

EXTERIOR 41'0" (12.5m)

The rear garden measures approximately 41' with paved area to front remainder laid lawn with shrub and fruit tree borders, door to outbuilding

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

OUTBUILDING

Two double glazed windows to front, power and light



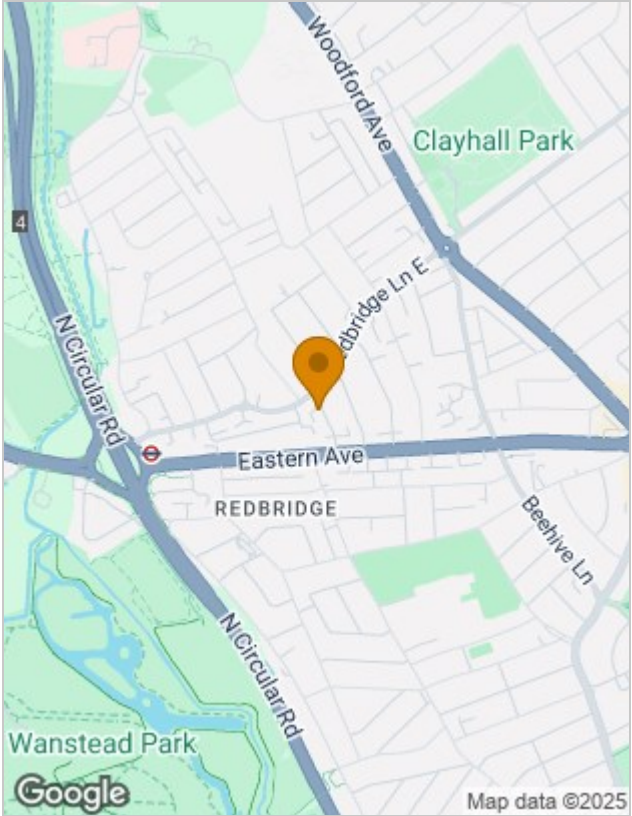




Floor Plans



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

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.