



Redbridge Lane East, Redbridge, IG4 5DB

Asking Price £575,000









# Redbridge Lane East

## Redbridge, IG4 5DB

Local Authority: Redbridge  
Tax Band: E

- EPC RATING: 60D
- TWO RECEPTIONS
- OFF STREET PARKING ON OWN DRIVE
- WALKING DISTANCE TO REDBRIDGE UNDERGROUND STATION
- CHAIN FREE
- THREE BEDROOM FAMILY HOME
- SCOPE TO MODERNISE & EXTEND (stpp)
- 60' REAR GARDEN
- BEAL HIGH & REDBRIDGE PRIMARY SCHOOL CATCHMENT
- CALL NOW TO VIEW!!

Sandra Davidson Estate Agents are pleased to offer for SALE on the sought-after Redbridge Lane East, this charming three-bedroom house presents an excellent opportunity for families and professionals alike. The property is conveniently located near the Redbridge Central Line station, ensuring easy access to central London and beyond.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is both practical and inviting, providing a comfortable living space for all. The three well-proportioned bedrooms offer ample room for relaxation and personalisation, making it an ideal setting for family life.

The property boasts a well-appointed bathroom, catering to the needs of modern living. Additionally, the house benefits from parking space for two vehicles, a valuable asset in this desirable area.

Situated within the catchment areas of Beal High and Redbridge Primary schools, this home is perfect for families seeking quality education for their children. The chain-free status of the property adds to its appeal, allowing for a smoother transition into your new home.

In summary, this delightful house on Redbridge Lane East combines convenience, comfort, and potential, making it a fantastic choice for those looking to settle in a vibrant community. Do not miss the chance to make this property your own.



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### ENTRANCE

Via period stained glass leaded wooden framed French doors into entrance hall with; wood flooring, radiator, light, stairs to first floor, doors to:

### RECEPTION 15'11" x 13'0" (4.84m x 3.95m)

Double glazed bay window to front, laminate wood flooring, light, radiator to flank

### LOUNGE 12'8" x 12'0" (3.85m x 3.67m)

Leaded stain glass door to rear into garden, radiator, light, fitted carpet.

### KITCHEN 11'0" x 6'7" (3.36m x 2.00m)

Fitted wall and base units, work surface with tiled upstand, four ring electric hob with extractor hood over and oven/grill below, one bowl sink with drainer, space and services for washing machine, vinyl flooring, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden

### LANDING

Wood flooring, access to loft space, light, doors to:

### BEDROOM ONE 15'10" x 11'9" (4.82m x 3.59m)

Double glazed bay window to front, radiator, fitted carpet, decorative wall architraves, picture rail, fitted cupboard, light





#### BEDROOM TWO 12'5" x 11'9" (3.78m x 3.59m)

Double glazed window to rear, fitted carpet, fitted cupboard, fitted cupboard housing boiler, radiator, light

#### BEDROOM THREE 9'5" x 6'10" (2.87m x 2.08m)

Double glazed window to front, radiator, fitted carpet, light

#### BATHROOM

Suite comprising; bathtub with shower over, pedestal hand wash basin, low level WC, radiator, towel rail, vinyl flooring, tiled walls, double glazed window to rear, cupboard housing hot water tank

#### EXTERIOR 59'0" (18m)

The rear garden measures approximately 60' with paved area to front and steps down to remainder laid lawn, door to detached Double Garage to rear

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

#### DETACHED DOUBLE GARAGE

#### Agents Note

None of the services or appliances have been tested by Sandra Davidson Estate Agents





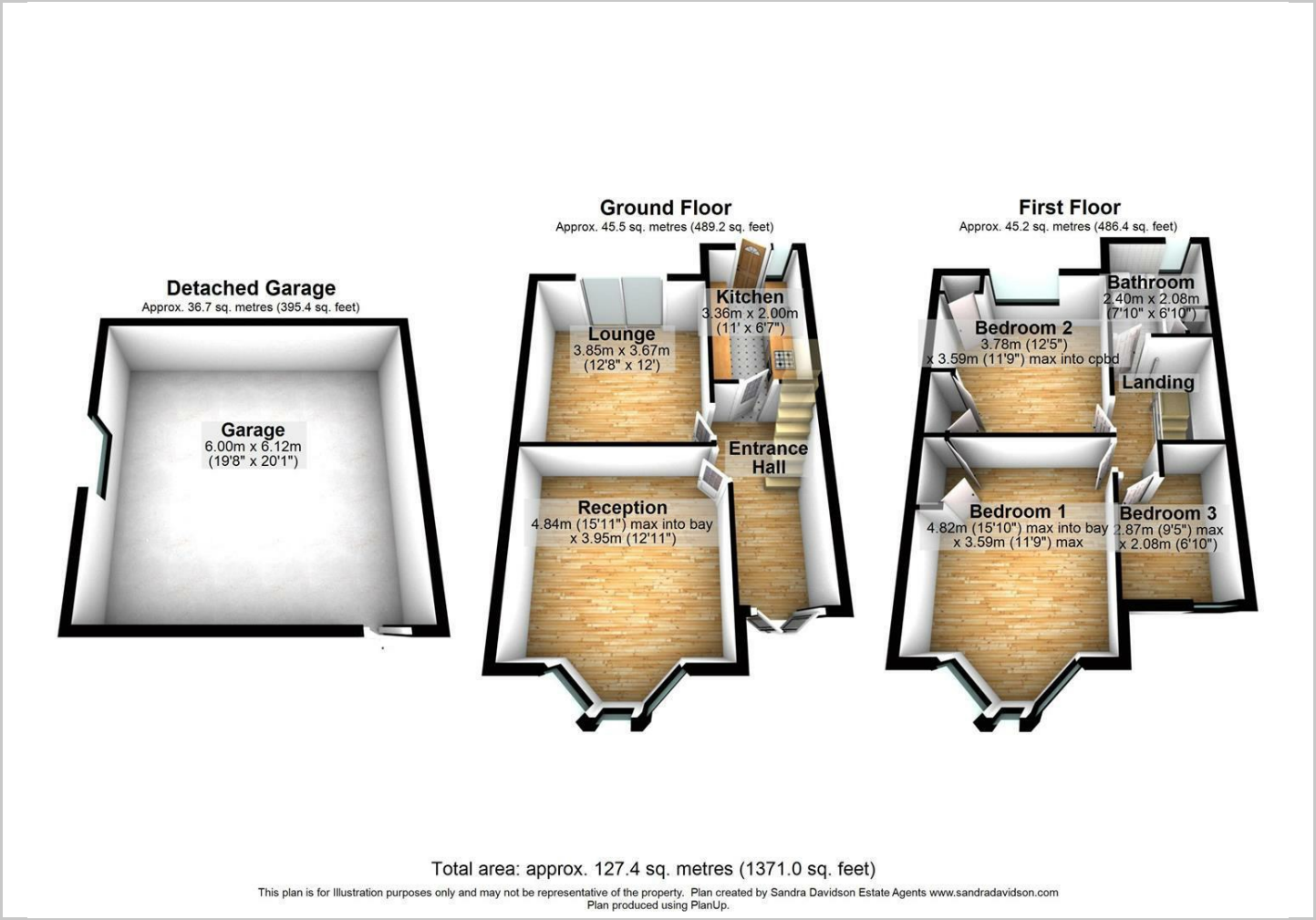








Floor Plans

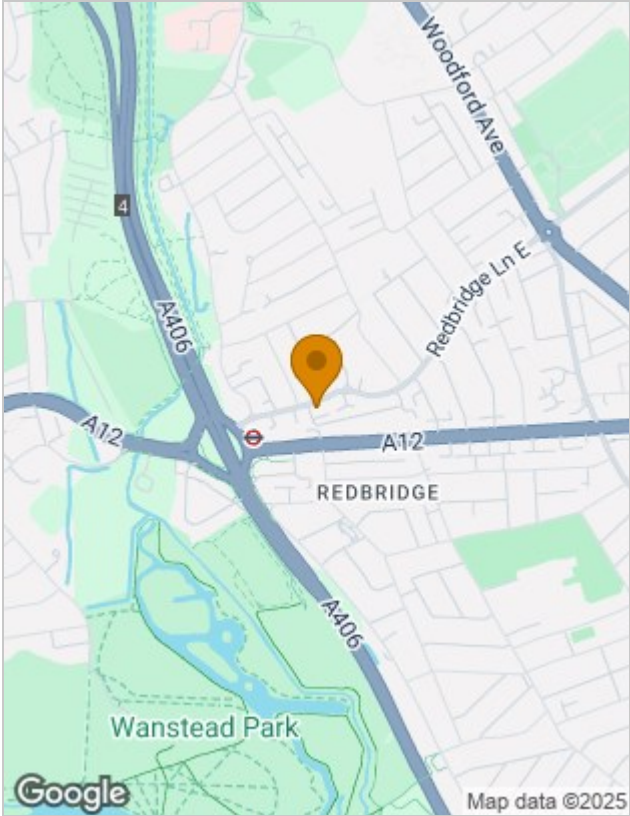


Viewing

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.

Location Map



Energy Performance Graph

