



Coniston Gardens, Redbridge, IG4 5LU

Guide Price £715,000





Coniston Gardens

Redbridge, IG4 5LU

Local Authority: Redbridge

Tax Band: E

- GUIDE PRICE £715,000 TO £725,000
- Open Plan Kitchen/Diner
- Two Bathrooms
- Beal School Catchment
- EPC Rating 63D
- Five Bedrooms
- Very Well Presented
- CHAIN FREE!!!
- Off Street Parking
- Solar Panels Installed

*** CHAIN FREE!! ***

*** SOLAR PANELS FITTED ***

*** GUIDE PRICE £715,000 TO £725,000 ***

Sandra Davidson are pleased to offer for sale this IMMACULATELY presented, impressively EXTENDED, DOUBLE FRONTED FAMILY HOME on a much sought after turning in Redbridge. This SEMI DETACHED property features; two reception rooms, EXTENDED KITCHEN DINER and shower room on the ground floor, with FIVE BEDROOMS and family bathroom on the first floor, To the rear of the property is a good size rear garden and a detached garage, with off street parking for multiple cars to the front. The property is situated within the Redbridge and Beal SCHOOL CATCHMENT area with easy access to Redbridge Central Line UNDERGROUND station.

This outstanding home is FITTED WITH SOLAR PANELS, can only be appreciated by an internal inspection and comprises:-



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ENTRANCE

Via glazed door into entrance hall with; sidelight window, wood flooring, radiator, light, carpeted stairs to first floor, doors to;

RECEPTION

14'2" x 10'0" (4.32 x 3.05)

Double glazed window to front with radiator under, wood flooring, light

LOBBY

Fitted base units, wood flooring, light, access to under stairs storage, doors to;

EXTENDED KITCHEN/DINER

KITCHEN AREA

13'5" x 9'7" (4.1 x 2.92)

Fitted wall and base units, work surface with tiled splash back, five ring range hob with extractor hood above, one bowl sink with drainer, integrated dishwasher, space and services for washing machine, light, double glazed window to rear, opening to;

DINING AREA

10'4" x 9'10" (3.15 x 3)

Wood flooring, double glazed French doors to rear, fitted cupboard, radiator, wood flooring, light

SHOWER ROOM

6'7" x 5'11" (2 x 1.8)

Low level WC, hand wash basin inset to vanity unit, enclosed walk-in shower cubicle with hidden faucet, chrome plated heated towel rail, vanity mirror, spotlights inset to ceiling, fully tiled walls and flooring

LOUNGE

18'1" x 9'10" max (5.5 x 3 max)

Double glazed window to front, radiator, wood flooring, light

FIRST FLOOR LANDING

Wood flooring, light, access to loft space, sky light window, doors to;



BEDROOM ONE 13'3" max into Cpbd x 11'11" (4.05 max into Cpbd x 3.63)
Double glazed window to front radiator under, fitted cupboards, wood flooring, light

BEDROOM TWO 13'10" x 9'10" (4.21 x 3)
Double glazed window to front with radiator under, wood flooring, light, fitted cupboards

BEDROOM THREE 7'11" x 6'4" (2.42 x 1.94)
Double glazed window to flank, wood flooring, fitted cupboards, radiator, light

BEDROOM FOUR 11'4" max into Cpbd x 8'11" (3.46 max into Cpbd x 2.73)
Double glazed window to rear with radiator under, wood flooring, fitted cupboards, light

BEDROOM FIVE 11'8" x 9'4" (3.55 x 2.85)
Double glazed window to rear with radiator under, fitted cupboards, wood flooring, light

FAMILY BATHROOM 7'1" x 6'4" (2.15 x 1.92)
Suite comprising; bathtub with shower over, low level WC with hidden cistern, hand wash basin inset to vanity unit, wall mounted mirrored vanity mirror with lighting, chrome plated heated towel rail, fully tiled walls and flooring, light, skylight window

EXTERIOR 67'3" (20.5)
The rear garden measures approximately 67' with paved area to front and remainder aid lawn with flower bed and shrub borders, out door lighting and tap, detached garage to rear accessed via service road,

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







Floor Plans



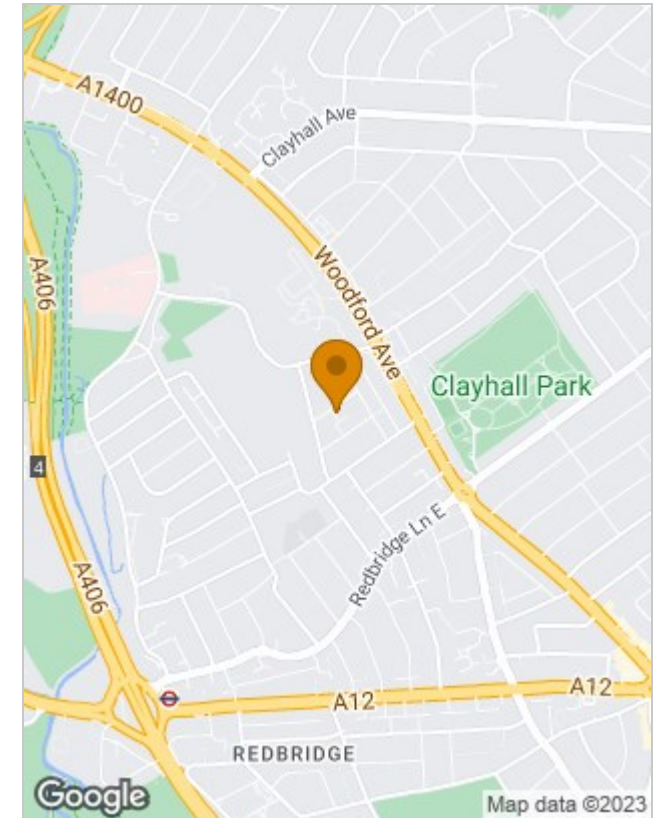
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	