



Avondale Crescent, Redbridge, IG4 5JB

Asking Price £700,000



Avondale Crescent

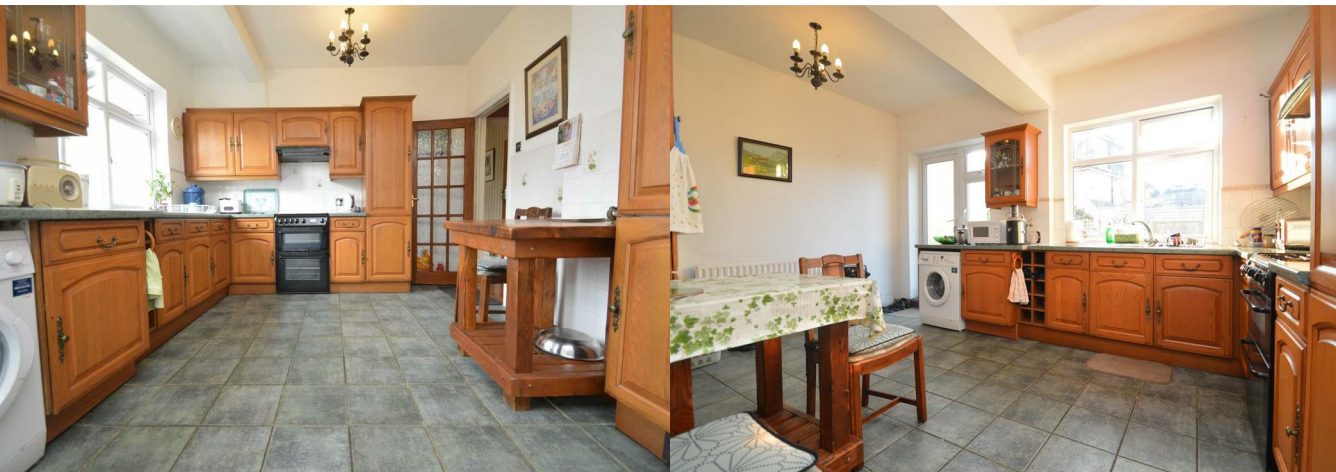
Redbridge, IG4 5JB

Local Authority: Redbridge

Tax Band: E

- EPC RATING 54E
- Two Reception Rooms
- Further Shower Room/w.c
- Gas Central Heating
- Beal School catchment
- Five Bedrooms
- Family Bathroom/w.c
- Double Glazed Windows
- Off Street Parking
- Close to Redbridge Underground

Sandra Davidson are pleased to offer a rare opportunity to acquire this well maintained, extended, double fronted family home on a much sought after turning in Redbridge. The property features Two Reception Rooms, GUEST WC and an EXTENDED Kitchen/Diner on the Ground Floor with Five Bedrooms, Family Bathroom plus an ADDITIONAL SHOWER ROOM on the first floor. Externally the property benefits from a circa 45' REAR GARDEN and off street parking on OWN DRIVE. The property is situated within the Redbridge and Beal schools catchment area and easy access to Redbridge Central Line station. This property can only be appreciated by an internal inspection, OFFERS SCOPE TO FURTHER EXTEND AND MODERNISE (stpp) and comprises:-



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ENTRANCE

Fully enclosed storm porch with stained glass window, tiled flooring and lighting, leading to partly glazed wooden door to entrance hall with two period stained glass windows, dado rail, wooden flooring, radiator, ceiling, rose, coving, carpeted stairs leading to first floor landing, understairs storage and meter cupboard, door to:-

GROUND FLOOR W.C

Low level w.c, wash hand basin, partly tiled walls, tiled flooring, extractor fan.

RECEPTION

15'4" max into bay x 12'7" max into alcove (4.68 max into bay x 3.83 max into alcove)

Double glazed bay window to front, ceiling rose, brick fire surround with inset fire, wooden flooring, radiator.

LOUNGE

14'8" x 11'8" (4.47 x 3.55)
Double glazed French doors and side lights to rear, ornate ceiling rose, coving, wood flooring, radiator, tiled fire surround with inset fire.

KITCHEN/DINER

15'1" x 11'8" (4.6 x 3.56)
Fitted wall and base units, work surface with tiled splash back, single bowl single drainer stainless steel sink unit, built-in gas oven and hob with extractor hood above, tiled flooring, plumbing for washing machine, integrated fridge/freezer, double glazed casement window and door to rear, radiator, further door to garage.

LANDING

Fitted carpet, access to loft space, picture rail.

FAMILY BATHROOM/W.C

8'0" x 6'7" (2.44 x 2.00)
White suite comprising panelled bathtub with power shower over, low level w.c, pedestal wash hand basin, partly tiled walls, tiled flooring, double glazed opaque window to rear, wall mounted mirrored cabinet, radiator.



BEDROOM ONE

15'2" max into bay x 12'6" max into alcove (4.62 max into bay x 3.80 max into alcove)

Double glazed bay window to front, radiator, fitted carpet, tiled fire surround, picture rail.

BEDROOM TWO

12'6" max into alcove x 11'8" (3.8 max into alcove x 3.55)
Double glazed window to rear, radiator, wood flooring, tiled fire surround, built-in cupboard to alcove housing boiler, picture rail.

BEDROOM THREE

7'3" x 6'7" (2.20 x 2)

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

BEDROOM FOUR

9'5" x 7'5" (2.88 x 2.25)

Double glazed window to front with radiator under, coving, wood flooring.

BEDROOM FIVE

10'2" x 7'5" (3.10 x 2.25)

Double glazed window to rear, wood flooring, radiator, coving.

SHOWER ROOM/W.C

Fully enclosed shower cubicle with wall mounted power shower, low level w.c, wash hand basin, radiator, tiled flooring, coving, extractor fan, fitted shelving.

GARAGE

15'10" x 7'5" (4.83 x 2.25)

Reached via own driveway with up and over door, power and lighting.

EXTERIOR

44'3" (13.5)

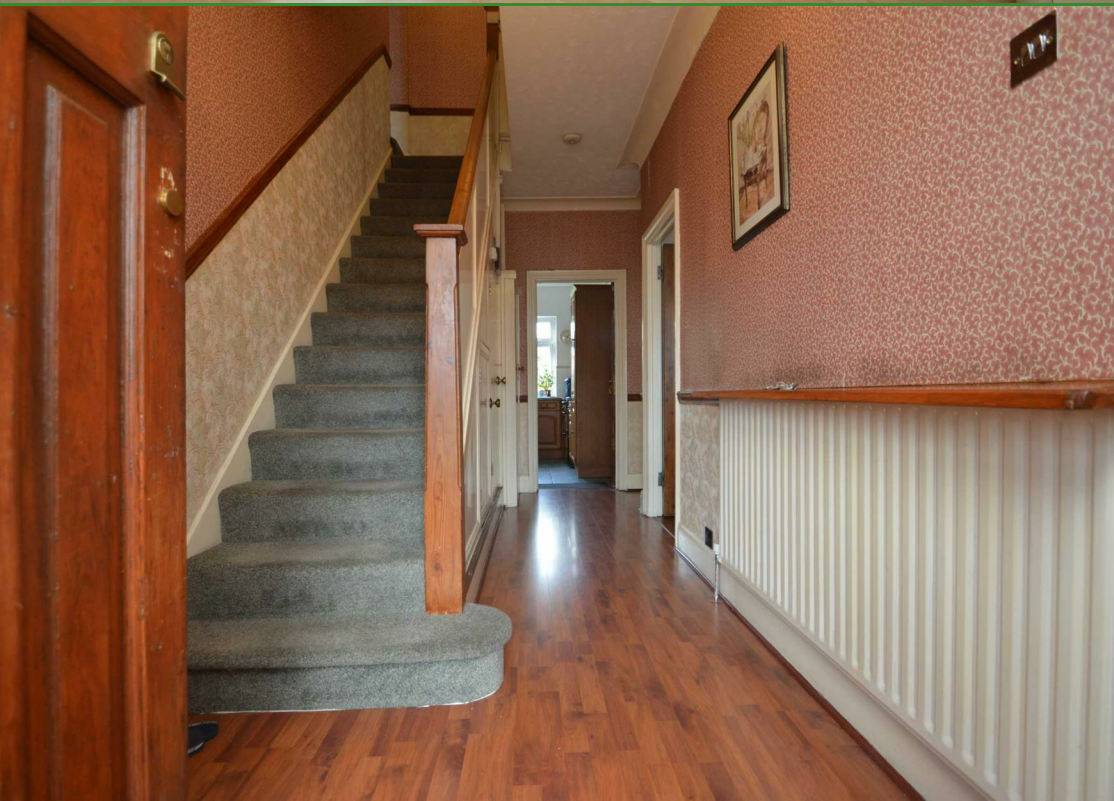
The rear garden measures approximately 45' with paved area remainder lawn, flower and shrub borders, outside tap for hose, timber storage shed to rear, door to:-

To the front of the property there is a front gardens and off street parking via own driveway.

OUTSIDE W.C

Low level w.c, lighting, party tiled walls, tiled flooring.







Floor Plans



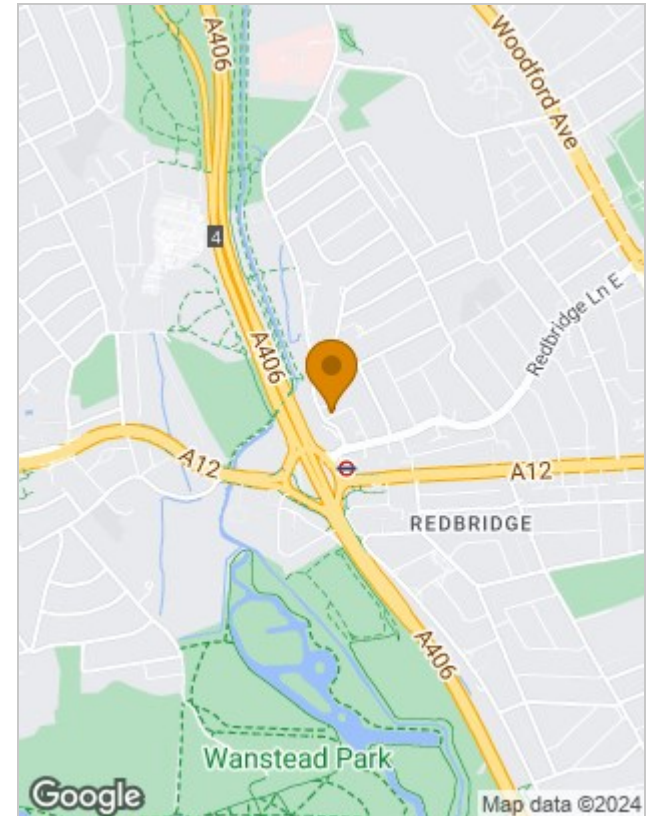
Viewing

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 |
|--|--|-------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | 54 | 79 |
| England & Wales | | EU Directive 2002/91/EC |  |