



## Borrowdale Close, Redbridge, IG45LS

### Offers in excess of £175,000

Sandra Davidson are pleased to present this good size, one bedroom, ground floor maisonette situated within walking distance to Redbridge Central line station. The property is offered with no onward chain and comprises:-

- One Bedroom
- Separate Fitted Kitchen
- Gas Central heating
- Double Glazed
- Long Lease
- Communal Rear Garden
- Chain Free
- Parking
- Own Front Door





## ENTRANCE

Via partly glazed door into L shaped entrance hall, laminate floor, light, radiator, smoke alarm, storage cupboard housing boiler and gas metre, doors to ;-

## RECEPTION 4.73m x 3.19m (15'6" x 10'6")

Double glazed window to rear with radiator under, lights, wood flooring

## KITCHEN 2.98m x 2.19m (9'9" x 7'2")

Double glazed window to front, fitted wall and base units, work surface with tiled splash back, 4 ring gas hob with integral oven/grill, plumbing for washing machine, tiled floor

## BEDROOM ONE 4.72m x 2.66m (15'6" x 8'9")

Double glazed window to rear with radiator under, wood flooring, fitted shelving, further radiator, light.

## BATHROOM 2.00m x 1.90m (6'7" x 6'3")

White suite comprising panelled bath with wall mounted shower, modern vanity unit housing wash hand basin and w.c, opaque window to front, tiled walls and flooring.

## EXTERIOR

Communal gardens to rear.

Parking to front.

We understand that the remaining lease is approximately 97 years.

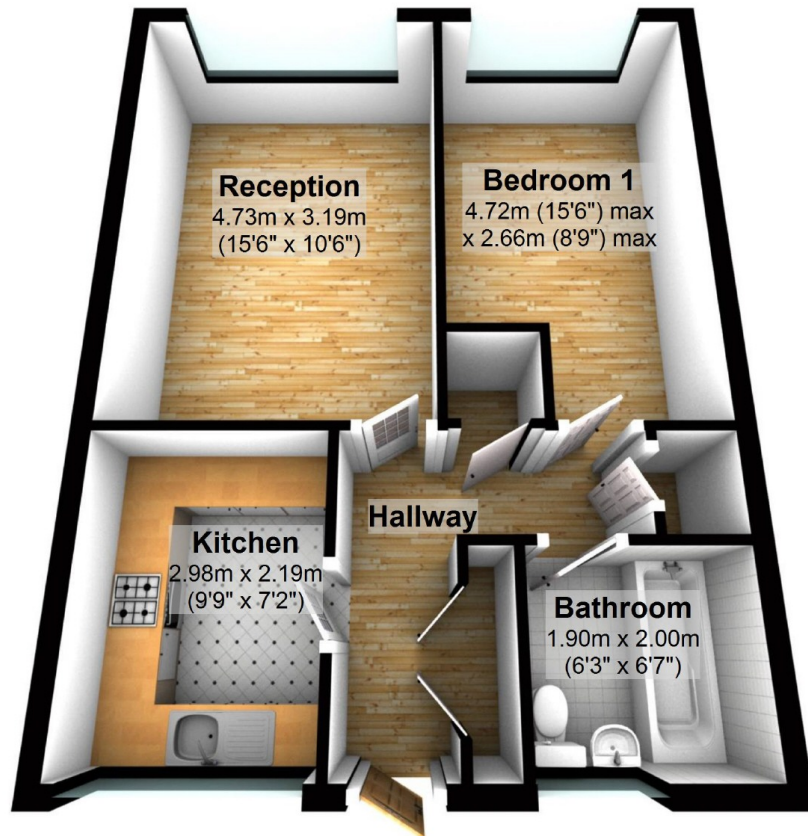






## Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 46.3 sq. metres (498.7 sq. feet)

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using PlanUp.