



Margaret Way, Redbridge, IG4 5DE

Offers in excess of £275,000

Sandra Davidson are pleased to present an opportunity to acquire a two bedroom first floor maisonette situated on a very popular road in Redbridge. The property features two bedrooms, large reception, fitted kitchen, detached garage, own rear garden and is offered chain free.

The property is within the Beal school catchment area, is close walking distance to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-

- **Two Bedrooms**
- **Large Reception**
- **Double Glazed**
- **Gas Central Heating**
- **Own Rear Garden**
- **Beal Catchment**





ENTRANCE

Via partly glazed door leading to carpeted stairs to first floor.

LANDING

Double glazed window to flank, fitted carpet, radiator, access to loft space, door to;

LIVING ROOM 4.769m (max) x 4.283m (max) (15'8" (max) x 14'1" (max))

Double glazed window to front, fitted carpet, radiator, wall mounted fireplace, door to;

KITCHEN 3.150m x 2.326m (10'4" x 7'8")

Fitted wall and base units, worktop, space for fridge, space for freezer, single bowl single drainer sink unit, part tiled walls, vinyl flooring, wall mounted boiler, 2 large storage cupboards, double glazed window to front.

BEDROOM ONE 4.764m x 3.209m (15'7" x 10'6")

Double glazed window to rear, fitted carpet, fitted wardrobes, fitted dressing table, radiator.

BEDROOM TWO 3.543m x 2.303m (11'7" x 7'7")

Double glazed window to rear, fitted carpet, built in storage cupboard.

BATHROOM/W.C

Coloured suite comprising panelled bath, pedestal wash hand basin, low level w.c, tiled flooring, partly tiled walls, radiator, built in storage cupboard, double glazed window to flank.

EXTERIOR

The rear garden is approximately 20' with paved patio area.

GARAGE IN BLOCK

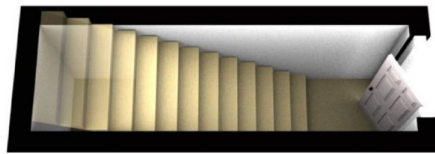
With up and over door.





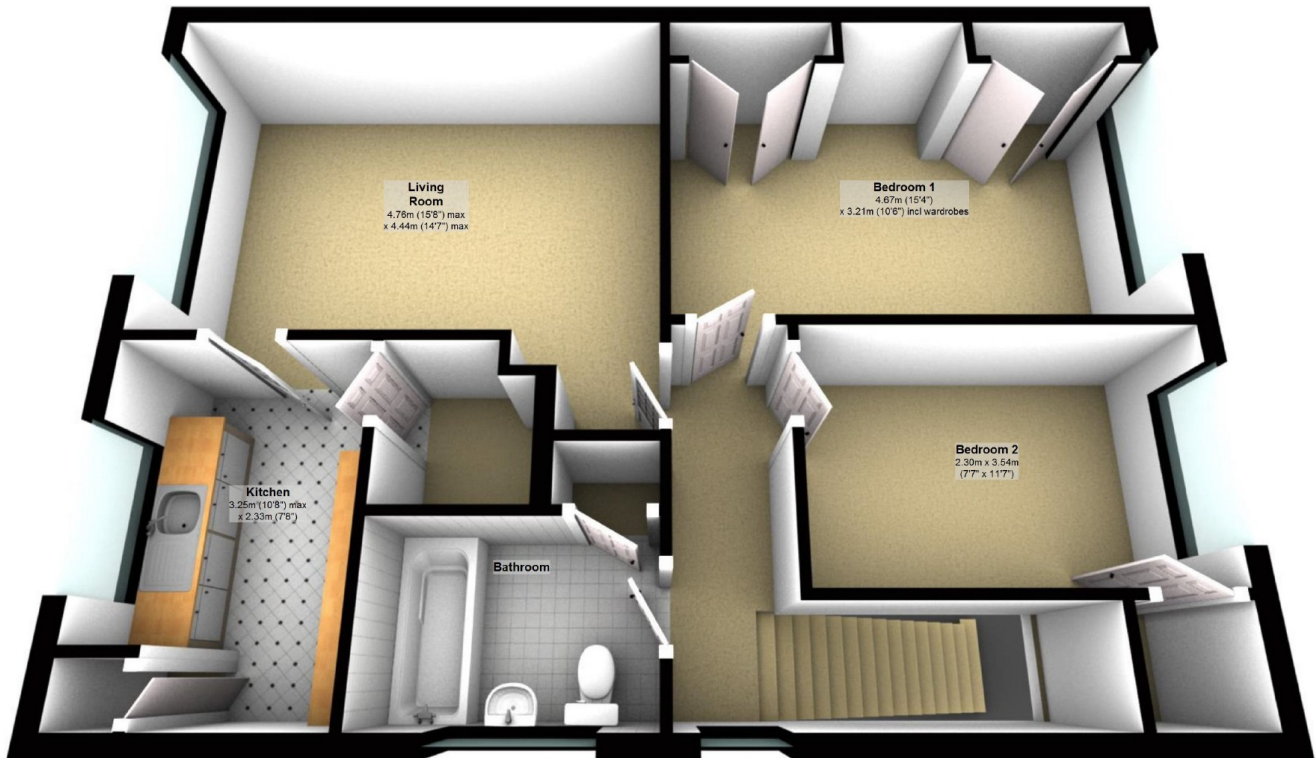
Ground Floor

Approx. 3.7 sq. metres (39.7 sq. feet)



First Floor

Approx. 63.4 sq. metres (683.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 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
Plan produced using PlanUp.