



## Eastern Avenue, Redbridge, IG4 5AP

### Offers in excess of £450,000

Sandra Davidson are pleased to present an opportunity to acquire a very rare double fronted corner property situated in Redbridge. The property features striking original period features, two reception rooms, three bedrooms, gas central heating, double width detached garage to the rear and has fantastic scope for further extensions subject to planning permission. The property is within the Redbridge and Beal schools catchment area within easy access to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-

- Double Fronted
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom/w.c
- Gas Central Heating
- Double Detached Garage
- Further Scope to Extend (STPC)
- Period Features





## ENTRANCE

Partly glazed wooden door with stained glass sidelights to entrance hall with fitted carpet, radiator, alarm panel, carpeted stairs to first floor.

## RECEPTION ONE 5.78m x 3.10m (19'0" x 10'2")

Period stained glass sash windows, two light oriel bay window with side lights to front, radiator, wall lights, fitted carpet, tile surround with inset gas fire, further radiator, fitted carpet, sliding patio doors to :-

## LEAN-TO

## RECEPTION TWO 4.28mx 3.15m (14'1" 10'4")

Period stained glass sash windows, two light oriel bay window with side lights to front with radiator under, fitted carpet, wooden surround with inset gas fire, serving hatch to kitchen.

## KITCHEN 4.93m x 2.48m (16'2" x 8'2")

Fitted wall and base units, work surface, integrated oven and grill, partly tiled walls, one and a half bowl single drainer sink unit with tiled splash back, casement window, plumbing for washing machine, fitted carpet, wall mounted boiler, partly glazed door and casement window to rear, understairs storage cupboard housing meters and fuse board.

## LANDING

Fitted carpet, casement window to rear, access to loft space, built-in airing cupboard.

## BEDROOM ONE 5,65m x 3.05m (16'5" x 10'0")

Window to front, radiator, fitted carpet, further window to rear with radiator under.

## BEDROOM TWO 3.75m x 3.15m (12'4" x 10'4")

Window to rear, radiator, fitted carpet,

## BEDROOM THREE 3.45m x 2.11m (11'4" x 6'11")

Three light oriel bay window to front, wooden flooring, built-in cupboard.

## BATHROOM

White suite comprising panelled bath, Royal Doulton wash hand basin, fitted carpet, radiator, partly tiled, opaque window to rear.

## W.C.

Low level w.c, opaque window to rear, partly tiled walls, fitted carpet.

## EXTERIOR

The rear garden is approximately 50' with paved patio area remainder lawn, side access gate leading to Windermere Gardens, timber storage shed, security lighting, outside tap.

## DOUBLE WIDTH DETACHED GARAGE

Reached via double gates on Windermere Gardens.

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**Energy Performance Certificate**

219, Eastern Avenue, ILFORD, IG4 5AP

Dwelling type: End-terrace house  
Date of assessment: 14 August 2014  
Date of certificate: 15 August 2014

Reference number: 0624-2864-7782-9894-6135  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 95 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,501
Over 3 years you could save	£ 1,665

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 171 over 3 years	You could save £ 1,665 over 3 years
Heating	£ 2,840 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 264 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 3,501</b>	<b>£ 1,836</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy uses for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	63	63	G
(81-91) B			
(69-80) C	58	58	G
(55-68) D			
(39-54) E			
(21-38) F			
1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 114	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 993	✓
3 Floor insulation	£900 - £1,200	£ 159	✓

See page 3 for a full list of recommendations for this property.

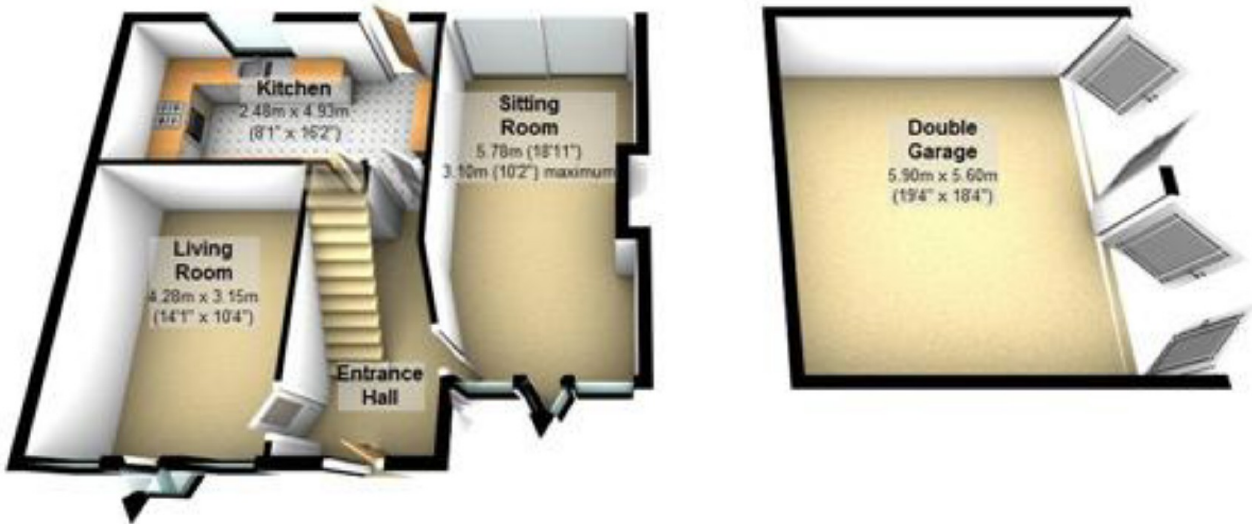
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





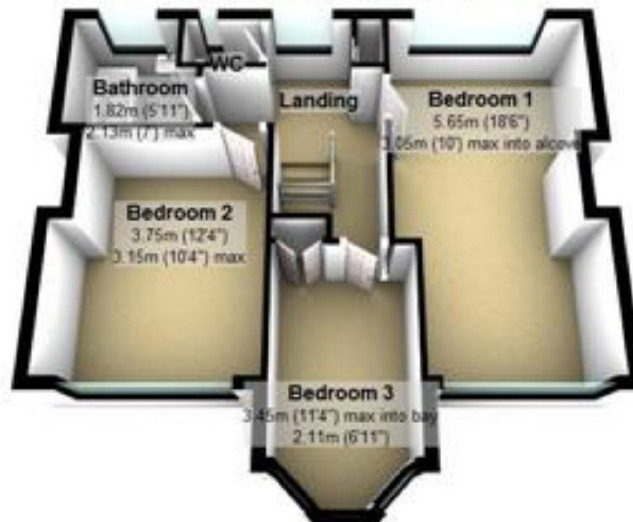
### Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



Total area: approx. 135.4 sq. metres (1457.2 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 The Mobile Agent.