



Windermere Gardens, Redbridge, IG4 5BZ

Offers in excess of £600,000

Sandra Davidson is privileged to offer a rare opportunity to acquire this well presented, family home on a much sought after turning in Redbridge. The property features two receptions, fitted kitchen and WC on the ground floor, three bedrooms, family bathroom and separate WC on the first floor, 65' rear garden, attached garage and off street parking. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station, is offered CHAIN FREE and can only be fully appreciated by an internal inspection.

The property comprises:-

- **Three Bedrooms**
- **Two Reception Rooms**
- **Attached Garage**
- **Ground Floor WC**
- **Gas Central Heating**
- **Potential to Extend (SSTP)**
- **Off Street Parking**
- **65' Rear Garden**
- **CHAIN FREE!**





ENTRANCE

Into fully enclosed storm porch via glazed sliding door, glazed door into entrance hall with; ornate ceiling rose, light, fitted carpet, radiator, picture rail, access to understairs storage, doors to;

RECEPTION 4.39m max into bay x 3.86m (14'5" max into bay x 12'8")

Double glazed bay window to front with radiator under, ornate ceiling rose with inset light, tiled fire surround with fire, picture rail, fitted carpet

LOUNGE 4.7m x 3.48m (15'5" x 11'5")

Double glazed sliding doors to rear leading into rear garden, ceiling rose with inset light, stone fire surround with inset fire, fitted carpet, picture, radiators.

GROUND FLOOR WC

Low level wc, corner hand wash basin, vinyl flooring, extractor fan, light.

KITCHEN 3.52m x 2.18m (11'7" x 7'2")

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer unit, four ring gas hob with extractor hood above, breakfast bar, double glazed sidelight to rear, double glazed door to rear, wall mounted boiler, radiator.

FIRST FLOOR LANDING

Fitted carpet, light, access to loft space

BEDROOM ONE 4.39m max into bay x 3.8m max into Cpb (14'5" max into bay x 12'6" max into Cpb)

Double glazed bay window to front with radiator under, fitted carpet, light, fitted cupboards.

BEDROOM TWO 3.44m x 3.4m max into Cpb (11'3" x 11'2" max into Cpb)

Double glazed window to rear with radiator under, fitted cupboard, fitted carpet, picture rail.

BEDROOM THREE 2.5m x 1.86m (8'2" x 6'1")

Double glazed window to front with radiator under, fitted carpet, fitted cupboards, light

SEPARATE WC

Low level WC, double glazed window to rear, vinyl floor, light

BATHROOM 2.26m x 1.4m (7'5" x 4'7")

Comprising of; Bath tub, pedestal hand wash basin, partly tiled walls, vinyl flooring, double glazed opaque window to rear, radiator, wall mounted mirrored medicine cabinet, light.

EXTERIOR 20m (65'7")

The rear garden measures approximately 65' with patio area and steps down to remainder lawn with flower bed borders and mature trees, outdoor tap with hose, greenhouse, two timber built sheds.

To the front of the property there is off street parking and own drive to attached garage.

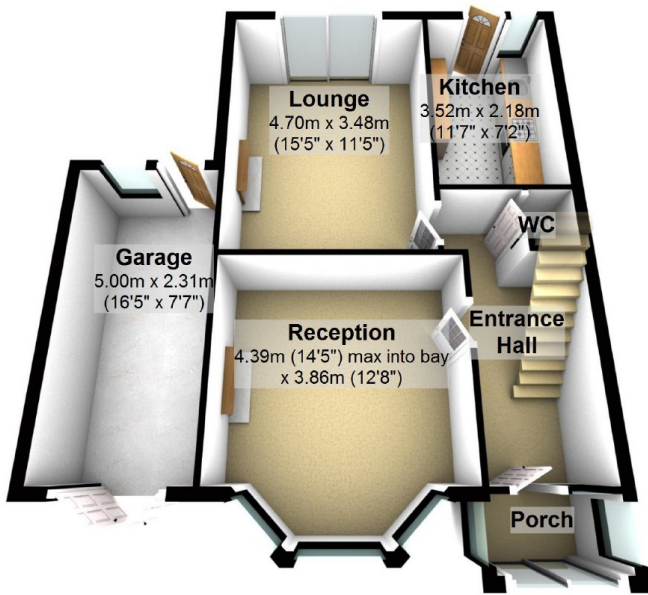
ATTACHED GARAGE 5m x 2.31m (16'5" x 7'7")





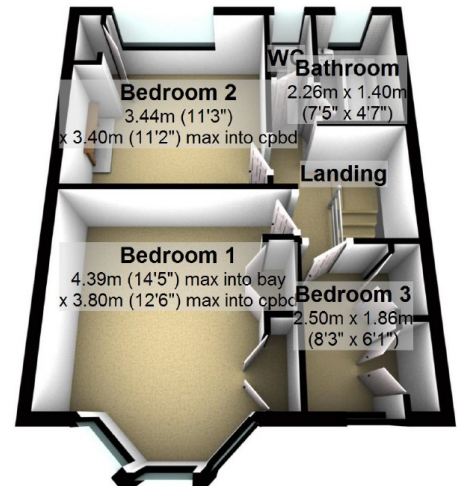
Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 102.7 sq. metres (1105.7 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
Plan produced using PlanUp.