



Sandra Davidson are pleased to present a rare opportunity to acquire this well maintained, extended three bedroom semi detached family home situated on a popular road within the Redbridge and Beal school catchments and within walking distance to Redbridge central line station and local amenities. The property benefits from three bedrooms, three receptions, fitted kitchen and an attached garage offering scope for further extensions (SSTP) and is offered chain free. The property comprises:-





### ENTRANCE

Via double glazed UPVC doors with sidelight windows to fully enclosed storm porch with vinyl flooring, light, glazed wooden door to entrance hallway with wooden flooring, picture rail, understair storage cupboard, feature lights, radiator, carpeted stairs to first floor, door to;

### RECEPTION 4.91m max into bay x 3.80m max into alcove (16'1" max into bay x 12'6" max into alcove)

Double glazed square bay window to front with radiator under, spotlights to ceiling, brick fire surround with inset gas fire, carpeted flooring

### LOUNGE 4.87m x 3.40m (16'0" x 11'2")

Double glazed bi-folding doors to rear, wooden flooring, radiator, wall mounted lights, fan light, coving

### RECEPTION THREE 3.04m x 1.75m (10'0" x 5'9")

Double glazed window to flank, fitted storage, radiator, wooden flooring, fan light, door to:-

### WET ROOM 2.40m x 1.00m (7'10" x 3'3")

Double glazed opaque window to flank,

fully tiled walls and floor, power shower, w.c, hand wash basin, light, extractor fan, shaver socket, wall mounted mirrored vanity unit, radiator

### KITCHEN/DINING ROOM 6.97m max x 3.11m max (22'10" max x 10'2" max)

Double glazed doors to rear, further double glazed window to rear, fitted wall and base units, work surface, stainless steel sink with drainer, four ring gas hob with extractor hood, oven and grill, breakfast bar, tiled floor, tiled splash back, extractor fan

### FIRST FLOOR LANDING

Double glazed window to flank, wooden flooring, picture rail, door to;

### BEDROOM ONE 5.04m max into bay x 3.50m max into alcove (16'6" max into bay x 11'6" max into alcove)

Double glazed square bay window to front, with radiator under, carpeted floor, light, picture rail

### BEDROOM TWO 4.78m max x 3.80m max into alcove (15'8" max x 12'6" max into alcove)

Double glazed square bay window to rear with radiator under, carpeted floor, light, picture rail, fitted wardrobe.

### BEDROOM THREE 2.50m x 2.25m (8'2" x 7'5")

Double glazed bay window to front with radiator under, carpeted floor, fitted wall units, light.

### BATHROOM 2.63m x 1.67m (8'8" x 5'6")

Suite comprising panelled bath with shower attachment and glass shower screen, hand wash basin inset in vanity unit, radiator, towel rail, wall mounted mirrored vanity unit, partly tiled walls, vinyl flooring, opaque double glazed window to rear, access to loft space, fitted storage..

### SEPARATE WC 2.40m x 1.00m (7'10" x 3'3")

Low level w.c, hand wash basin, tiled flooring, radiator, double glazed opaque window to flank

### EXTERIOR

The rear garden is approximately 45' with paved patio area remainder to lawn with mature shrub borders, personal side access gate, door to attached garage.

To the front of the property there is off street parking.

### GARAGE

With power and lighting, wooden door to rear.

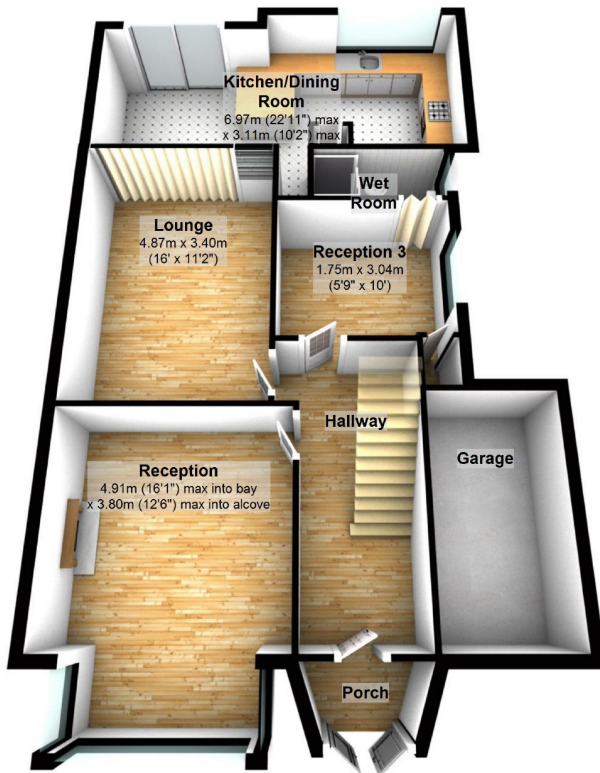






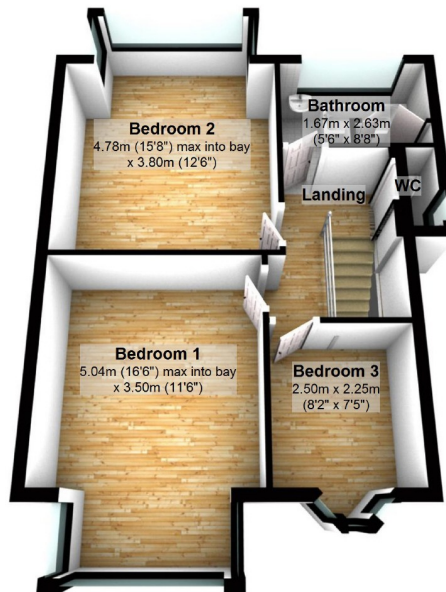
### Ground Floor

Approx. 86.0 sq. metres (926.0 sq. feet)



### First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 138.3 sq. metres (1488.8 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.sandradaavidson.com  
Plan produced using PlanUp.

## Energy Performance Certificate



35, Lakeside Avenue  
ILFORD  
IG4 5PJ

Dwelling type: Semi-detached house  
Date of assessment: 21 June 2011  
Date of certificate: 22 June 2011  
Reference number: 0589-2879-6260-9829-6031  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 116 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	<b>62</b>	<b>62</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	<b>60</b>	<b>60</b>

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	217 kWh/m <sup>2</sup> per year	217 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	4.8 tonnes per year
Lighting	£54 per year	£54 per year
Heating	£849 per year	£849 per year
Hot water	£87 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.