



Ridgeway Gardens, Redbridge, IG4 5HL

Asking price £495,000

Sandra Davidson is pleased to offer a rare opportunity to acquire this well presented, impressively extended family home. The property features a large, open plan living area, three bedrooms and family bathroom on the first floor, extended kitchen/diner with access to the rear garden, ground floor shower room, a detached double garage plus off street parking. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be fully appreciated by an internal inspection.

The property comprises:-

- **Three Bedrooms**
- **Extended Kitchen/Diner**
- **Through Lounge**
- **Bathroom**
- **Ground Floor Shower Room**
- **Gas Central Heating**
- **Double Glazed Windows**
- **Good location**
- **Beal catchment Area**





ENTRANCE

Via fully enclosed storm porch with partly-glazed UPVC double doors with double-glazed side-light windows, tiled flooring, partly-glazed UPVC door to entrance hallway with wooden flooring, skirting, radiator, feature light, under stair storage cupboard housing the domestic meters and carpeted stairs to first floor.

THROUGH LOUNGE 9.42m max into bay x 3.97m max into alcove (30'11" max into bay x 13'0" max into alcove)

Large through sitting room and lounge. Double-glazed large bay window to front aspect with radiator beneath, two feature lights with ceiling rose, wooden flooring, skirting, additional radiator and doors leading on to the kitchen area.

DINING AREA 3.48m x 2.21m (11'5" x 7'3")

Fitted with a range of wall and base units, work surface, textured vinyl flooring, wall mounted thermostat, spotlights to ceiling, walk through to kitchen area

KITCHEN AREA 4.84m x 2.83m (15'11" x 9'3")

Fitted with a range of wall and base units, work surface, wall mounted boiler, double glazed windows to rear, double glazed doors leading into garden, integrated oven with four ring gas hob and extractor hood above, one and a half bowl single drainer stainless steel sink unit, tiled flooring, skirting, tiled up-stand, spotlights inset in ceiling,

GROUND FLOOR SHOWER ROOM 2.83m x 0.95m (9'3" x 3'1")

Low level WC, wall-mounted hand wash basin, fully tiled walls, vinyl flooring, double-glazed opaque window to rear aspect, enclosed corner shower cubicle with sliding glass doors

FIRST FLOOR LANDING

Fitted carpet, skirting, feature light. Door to three of the bedrooms and door to bathroom.

BEDROOM ONE 4.42m max into bay x 3.97m max into Cpb (14'6" max into bay x 13'0" max into Cpb)

Double-glazed large bay window to front aspect with radiator beneath, fitted cupboards, skirting, fitted carpet,

BEDROOM TWO 3.58m x 3.50m (11'9" x 11'6")

Double-glazed casement window to rear aspect with radiator beneath, fitted carpet, skirting,

BEDROOM THREE 2.47m x 1.82m (8'1" x 6'0")

Double glazed casement window to front aspect with radiator beneath, fitted carpet, skirting,

FAMILY BATHROOM 2.21m x 2.18m (7'3" x 7'2")

White suite comprising large corner bath with shower attachment, wash hand basin inset to vanity unit, low level WC, opaque double-glazed window to rear aspect, further double-glazed opaque window to rear aspect, tiled flooring, fully tiled walls, spotlights inset in ceiling, radiator and towel rail.

EXTERIOR

Paved area with stairs leading down to lawn area with planted flower bed borders and fencing to both sides of the garden.

At the rear of the garden there is a large, double detached garage, with rear access for cars. To the front of the property there is off-street parking.

DETACHED GARAGE 5.75m x 5.96 (18'10" x 19'7")

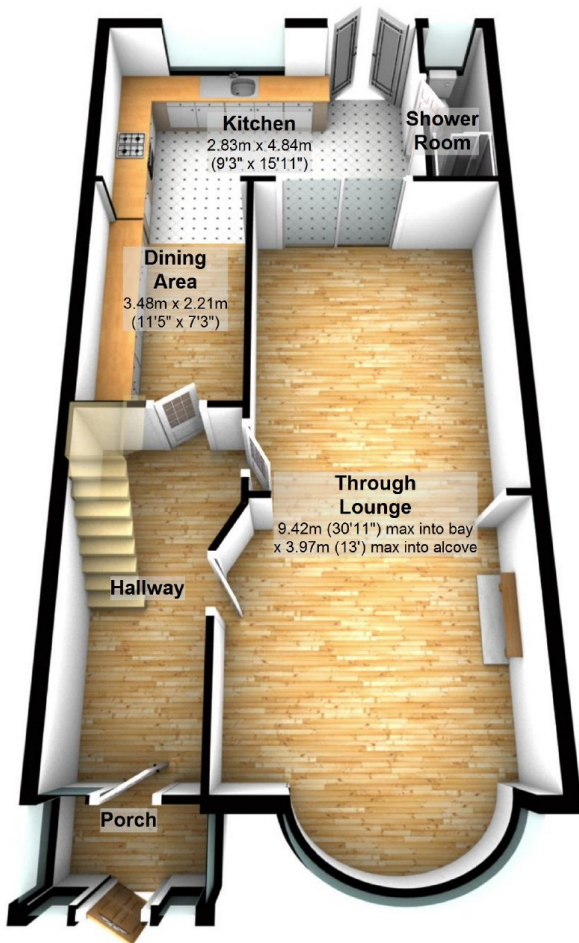
Partly-glazed UPVC double doors, double-glazed casement window looking on to the garden, built-in storage shelving, power, lighting, electric boiler, sink with hot and cold water taps, up and over door to rear access road.





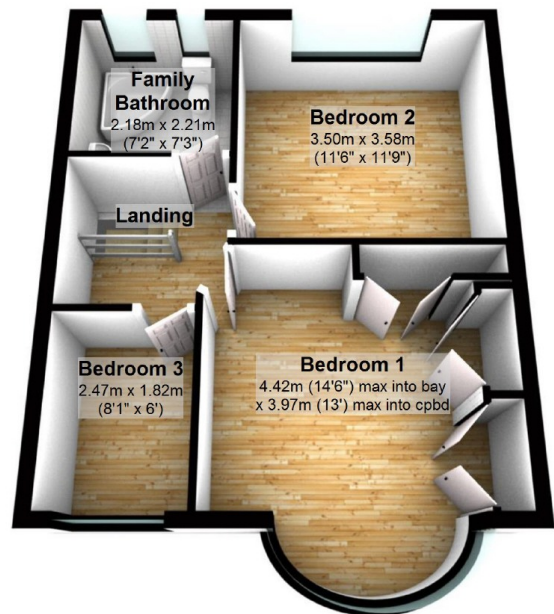
Ground Floor

Approx. 67.4 sq. metres (725.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 110.7 sq. metres (1191.0 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.