



## Bergholt Avenue, Redbridge, IG4 5NE

### Asking price £500,000

Sandra Davidson is pleased to offer a rare opportunity to acquire this very well presented, extended family home on a sought after turning in Redbridge. 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 plus a very well presented un overlooked rear garden. 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**
- **Un-overlooked Rear Garden**
- **Through Lounge**
- **Extended Kitchen/Diner**
- **Ground Floor WC**
- **Double Glazed Windows**
- **Beal School Catchment**
- **Gas Central Heating**
- **Scope to Extend STPP**





## ENTRANCE

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

## THROUGH LOUNGE 8.48m max into bay x 3.85m max into alcove (27'10" max into bay x 12'8" max into alcove)

Double glazed bay window to front with radiator under, two feature lights, fitted carpet, coving, wooden skirting, double doors to:

## LOUNGE/DINER 4.80m max x 3.53m max (15'9" max x 11'7" max)

Double glazed sliding doors to rear, radiator, wood flooring, wall mounted lights, wall mounted boiler, walk through to:-

## KITCHEN 3.94m max x 2.43m (12'11" max x 8'0")

Fitted wall and base units, work surface, one and a half bowl single drainer stainless steel sink unit, wood flooring, tiled walls, free standing gas hob, extractor hood, plumbing for washing machine, space for dryer, space for dishwasher, space for fridge/freezer..

## GROUND FLOOR WC

Corner hand wash basin with tiled splash back, wc, double glazed opaque window to rear.

## FIRST FLOOR LANDING

Fitted carpet, access to loft space, light, doors to:-

## BEDROOM ONE 4.54m max into bay x 3.63m max into Cpb (14'11" max into bay x 11'11" max into Cpb)

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

## BEDROOM TWO 3.94m x 3.25m max into Cpb (12'11" x 10'8" max into Cpb)

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

## BEDROOM THREE 2.82m max x 2.05m max (9'3" max x 6'9" max)

Double glazed window to front with radiator under, fitted carpet, fitted shelves and storage, light.

## FAMILY BATHROOM 2.73m max x 2.43m max (8'11" max x 8'0" max)

Suite comprising panelled bathtub, pedestal hand wash basin, wc, fully enclosed shower cubicle with power shower, vinyl flooring, double glazed opaque window to rear, fitted storage, extractor fan, chrome plated heated towel rail, wall mounted mirror with lighting.

## EXTERIOR

The un-overlooked rear garden measures approximately 35' paved area leading on to lawn area with planted flower bed borders and fencing to both sides of the garden.

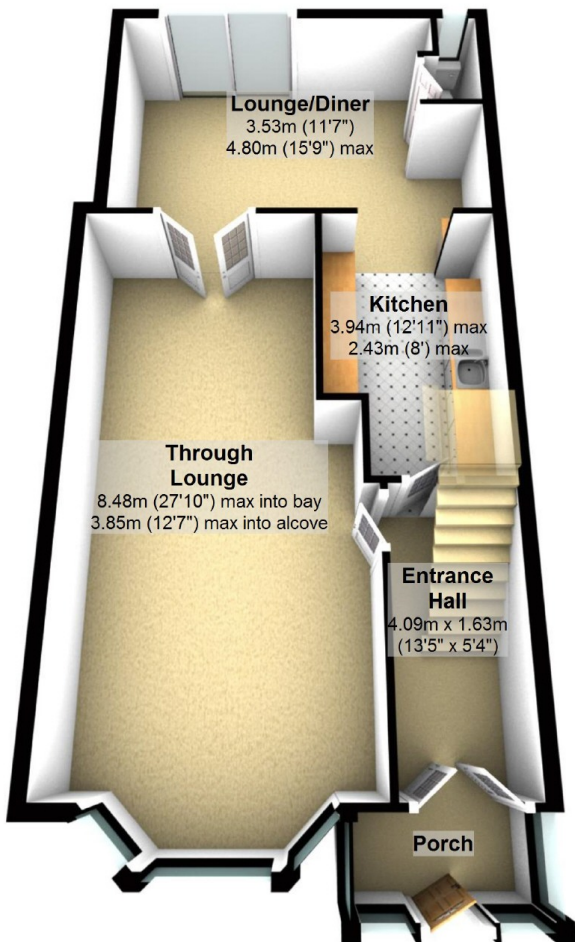
To the front of the property there is off-street parking.





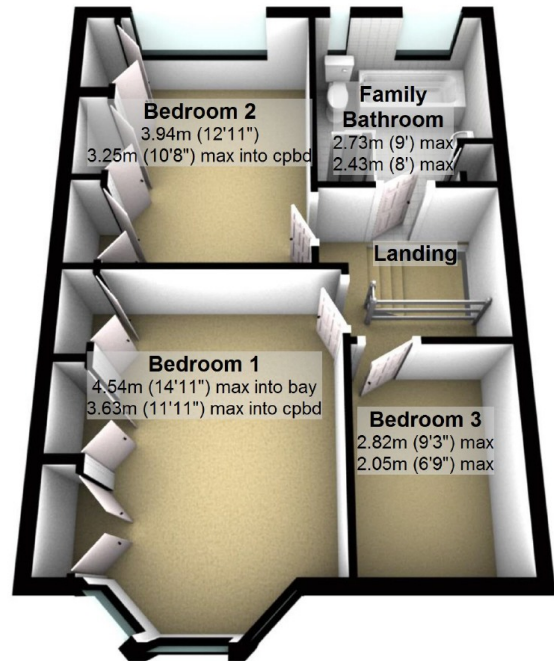
### Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



### First Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Total area: approx. 116.5 sq. metres (1253.7 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](http://www.sandradavidson.com)  
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