



## Ridgeway Gardens, Redbridge, IG4 5HJ

### Offers in excess of £500,000

Sandra Davidson are pleased to present this well maintained three bedroom house on a sought after road in Redbridge and situated within the Redbridge and Beal Schools catchment area. The property features two reception rooms, fitted kitchen and a ground floor WC on the ground floor and three bedrooms and family bathroom on the first floor with off street parking to the front. This property offers scope for extension subject to planning permission. The property can only be appreciated by an internal inspection is offered CHAIN FREE and comprises:-

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor w.c
- Bathroom/w.c
- Double Glazed Windows
- Gas Central Heating
- Beal Catchment Area
- Off Street Parking





## ENTRANCE

Fully enclosed storm porch leading to partly glazed door to entrance hall with laminate flooring, carpeted stairs to first floor, understairs storage cupboard housing meters and alarm panel, door to:-

## GROUND FLOOR W.C

Low level w.c, wash hand basin, vinyl flooring, tiled walls.

## RECEPTION ONE

Bay window to front, radiator, fitted carpet, wall lights.

## RECEPTION TWO

French doors to rear, double radiator with shelve over, laminate flooring, wall lights.

## KITCHEN

Fitted wall and base units, work surface, built-in oven and hob with extractor hood over, plumbing for washing machine and dishwasher, fully tiled walls, laminate flooring, door to rear.

## LANDING

Spacious with fitted carpet and access to loft space.

## BEDROOM ONE

Bay window to front, fitted carpet, fitted wardrobes, fitted headboard.

## BEDROOM TWO

Casement window to rear, fitted wardrobes, fitted carpet, radiator.

## BEDROOM THREE

Casement window to front, fitted carpet, fitted wardrobe.

## BATHROOM/W.C

Coloured suite comprising panelled bath with shower attachment and shower screen, wash hand basin inset in vanity unit, low level w.c further storage unit, opaque window, fully tiled walls, fitted carpet, radiator, built-in airing cupboard housing water tank.

## EXTERIOR

The rear garden is approximately 85' with paved patio area remainder lawn, flower and shrub borders, two brick-built storage sheds to rear, security lighting and cctv camera.



### Energy Performance Certificate

12, Ridgeway Gardens, ILFORD, IG4 5HJ  
Dwelling type: Mid-terrace house  
Date of assessment: 06 February 2014  
Date of certificate: 06 February 2014  
Reference number: 0468-0060-6282-6744-7994  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 94 m<sup>2</sup>

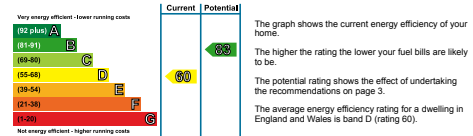
Use this document to:  
• Compare current ratings of properties to see which properties are more energy efficient  
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,072
Over 3 years you could save	£ 1,089

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 165 over 3 years	
Heating	£ 2,175 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 639 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 3,072</b>	<b>£ 1,983</b>	<b>You could save £ 1,089 over 3 years</b>

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

### Energy Efficiency Rating



### 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 Internal or external wall insulation	£4,000 - £14,000	£ 549	✓
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 75	✓
3 Low energy lighting for all fixed outlets	£90	£ 78	✓

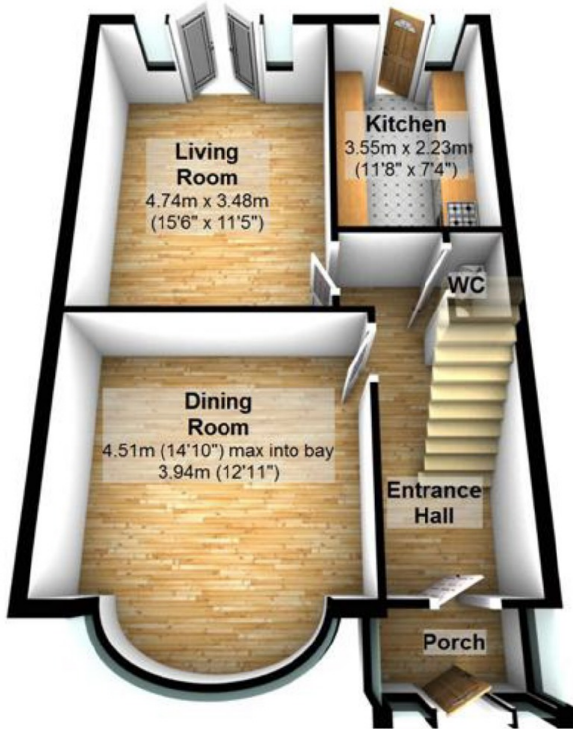
See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





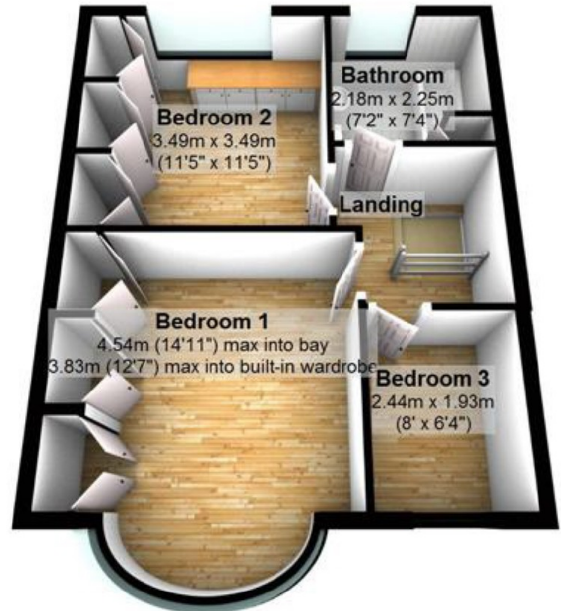
### Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



Total area: approx. 96.9 sq. metres (1042.7 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 The Mobile Agent.