



Ridgeway Gardens, Ilford, IG4 5HL

Asking price £469,995

Sandra Davidson are pleased to offer a rare opportunity to acquire this immaculately presented, impressively extended family home. The property has been refurbished to an high standard and features three reception rooms, four bedrooms with an ensuite W/C, fitted kitchen with

- 4 Bedrooms
- Through Lounge
- Fitted Kitchen
- Family Bathroom
- Ensuite W/C
- Gas Central Heating
- Beal catchment
- Detached Annexe
- Off Street Parking





ENTRANCE

Via fully enclosed storm porch with partly glazed UPVC double doors with double glazed sidelight windows, wooden flooring, spotlights inset in ceiling, partly glazed UPVC door to entrance hallway with wooden flooring, radiator, feature light with ceiling rose, two understair storage cupboards, carpeted stairs to first floor

SITTING ROOM

Double glazed bay window to front with radiator under, feature light with ceiling rose, feature fire place, further radiator, double doors to lounge.

DINING AREA 4.784m into bay window x 3.916m into alcove (15'8" into bay window x 12'10" into alcove)

LOUNGE 4.640m x 3.488m into alcove (15'3" x 11'5" into alcove)

Two double glazed casement windows to rear, tiled flooring, wall mounted boiler, plumbing for washing machine, space for fridge freezer, fully glazed UPVC door to rear.

KITCHEN 3.529m x 2.247m (11'7" x 7'5")

Fitted wall and base units, work surface, integrated oven with five ring gas hob and extractor hood over, one and a half bowl single drainer stainless steel sink unit, tiled flooring, partly tiled walls with feature mosaic splashback, spotlights inset in ceiling, fully glazed UPVC door with double glazed sidelight windows to lounge.

FIRST FLOOR LANDING

Fitted carpet, carpeted stairs to second floor, feature light.

BEDROOM ONE 4.526m into bay window x 3.813m (14'10" into bay window x 12'6")

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

BEDROOM TWO 3.685m x 3.486m (12'1" x 11'5")

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

BEDROOM THREE 2.524m x 1.920m (8'3" x 6'4")

Double glazed casement window to front with radiator under, fitted carpet.

BATHROOM 2.194m x 2.079m (7'2" x 6'10")

White suite comprising corner bath with shower attachment, pedestal wash hand basin, low level w.c, enclosed shower cubicle with sliding glass doors, opaque double glazed casement window to rear, further double glazed opaque casement window to rear, tiled flooring, fully tiled walls, spotlights inset in ceiling, heated towel rail.

SECOND FLOOR LANDING

Fitted carpet, door to;

BEDROOM FOUR 5.368m at longest point x 5.064m at longest point (17'7" at longest point x 16'7" at longest point)

Double glazed casement window to rear with radiator under, skylight window to front, fitted carpet, wall lights, storage to eaves, door to;

EN-SUITE WC

Low level w.c, wall mounted hand wash basin, fully tiled walls, fitted carpet, double glazed opaque window to rear.

EXTERIOR

Paved patio area with stairs leading down to lawn area with flower bed borders.

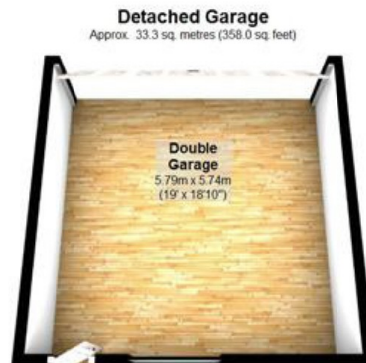
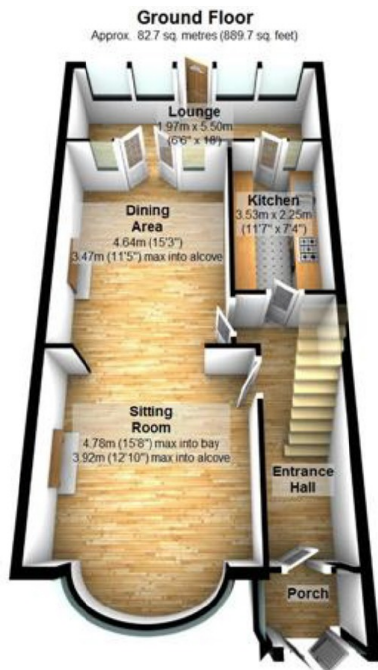
At the rear of the garden there is a double detached garage.

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

DETACHED GARAGE 5.791m x 5.744m (19'0" x 18'10")

Partly glazed UPVC double doors, double glazed casement window, up and over door to rear access road.





Total area: approx. 190.4 sq. metres (2049.4 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
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