





Sandra Davidson are pleased to offer a rare opportunity to acquire this immaculately presented, impressively extended, double fronted family home. The property has been refurbished to an extremely high standard and features two reception rooms, four bedrooms on the first floor in addition to a family bathroom, en suite, kitchen/diner, utility area and a ground floor shower room. To the rear of the property is detached garage in addition to off street parking to the front. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-





### **ENTRANCE**

Entrance via partly glazed UPVC door into small porch area with wooden flooring, spotlights to ceiling, walk through to:

### **OPEN PLAN RECEPTION AREA**

Double glazed window to front with radiator under, period style coving, ornate ceiling rose with inset fan light, spotlights inset to ceiling, wood flooring, further radiator to flank, carpeted stairs leading up to first floor, door to kitchen area

### **LOUNGE**

Double glazed square bay to front, ornate coving, ornate ceiling rose with inset fan light, spotlights inset to ceiling, wood flooring, door to understairs storage housing water tank, walk through to:

### **KITCHEN/DINER**

Fitted wall and base units, double glazed casement opening window, work surface with tiled up-stand, wood flooring, centre island unit with breakfast bar and storage below, freestanding Toledo range cooker with 5 ring burner gas hob, hot plate, twin ovens, separate grill, stainless steel extractor hood, stainless steel splash back, single bowl single drainer stainless steel sink unit, space and services for dishwasher, feature coving, spotlights inset

in ceiling, feature clear glass circular wall mounted hand wash basin with tiled splash

### **UTILITY ROOM**

Wooden flooring, radiator, work surface, fitted shelving.

### **GROUND FLOOR SHOWER ROOM**

Comprising walk-in, enclosed, shower cubicle, low level w.c, corner pedestal wash hand basin inset to vanity unit, fitted extractor fan, fully tiled walls and floors, heated chrome plated towel rail, double glazed window to rear.

### **FIRST FLOOR LANDING**

Wood flooring, carpeted stairs leading to loft room, skirting boards, wood banister, doors to:-

### **BEDROOM ONE**

Double glazed window to front, wood flooring, spotlights inset to ceiling, fan light, coving, radiator, door to en-suite shower room:-

### **EN SUITE**

Fully enclosed walk-in shower cubicle, hand was basin inset to vanity unit, towel rail, wall mounted mirrored medicine cabinet, partly tiled walls, vinyl flooring.

### **BEDROOM TWO**

Double glazed square bay window to front with radiator under, wooden flooring, spotlights inset to ceiling, fan light, coving.

### **BEDROOM THREE**

Double glazed window to rear with radiator under, wood flooring, spotlight inset to ceiling, fan light, coving.

### **BEDROOM FOUR**

Double glazed window to rear with radiator under, wood flooring, spotlight inset to ceiling, fan light, coving.

### **LOFT ROOM**

Sky-light window, wood flooring, radiator, eves storage, door to storage area.

### **EXTERIOR**

The rear garden measures approximately 65' with steps down to paved area remainder lawn with flower and shrub borders, mature trees, two fish ponds, further patio area to rear, side access gate, door to detached garage.

To the rear of the garden there is a detached garage.

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

### **DETACHED GARAGE**

Accessed via rear service road with up and













Total area: approx. 131.1 sq. metres (1411.3 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



29, Ambleside Gardens, ILFORD, IG4 5HH

Dwelling type: Mid-terrace house  
 Date of assessment: 02 April 2012  
 Date of certificate: 03 April 2012

Reference number: 0128-4017-6274-9262-9994  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 122 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

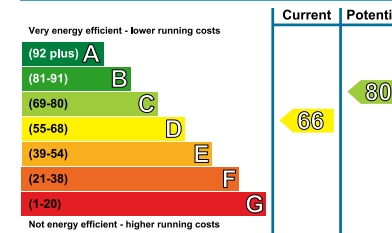
Estimated energy costs of dwelling for 3 years:	£ 2,808
Over 3 years you could save	£ 528

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	
Heating	£ 2,040 over 3 years	£ 1,785 over 3 years	
Hot Water	£ 414 over 3 years	£ 318 over 3 years	
<b>Totals</b>	<b>£ 2,808</b>	<b>£ 2,280</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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### 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	£ 240	✓
2 Low energy lighting for all fixed outlets	£305	£ 153	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 687	✓

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.