



## Mighell Avenue, Redbridge, IG4 5JW

### Offers in excess of £535,000

Sandra Davidson are pleased to present an opportunity to acquire this well presented, extended family home. The property has been maintained to a good standard and features four bedrooms with an en-suite, two reception rooms, open plan modern fitted kitchen, separate w.c, home alarm system, 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:-

- **Four Bedrooms**
- **Two Reception Rooms**
- **Loft conversion with Dormer**
- **En-Suite Shower Room**
- **Modern Fitted Kitchen**
- **Family Bathroom**
- **Ground Floor w.c**
- **Beal/Redbridge Primary School Catchment**





## ENTRANCE

Fully enclosed storm porch double glazed side lights and tiled flooring leading to partly glazed UPVC doors to entrance hall with wood flooring, radiator, decorative wall moulding, ornate ceiling rose with inset light, picture rail, intruder alarm panel, carpeted stairs to first floor.

## GROUND FLOOR WC

Fully tiled walls and floor, spotlights inset to ceiling, low level wc, corner hand wash basin.

## RECEPTION 5.16m max into bay x 3.90m max (16'11" max into bay x 12'10" max)

Double glazed bay window to front, wood flooring, ornate style fire surround with inset gas fire, picture rail, ornate ceiling rose with inset light, decorative wall moulding

## LOUNGE AREA 6.77m max into bay x 2.90m (22'3" max into bay x 9'6")

Double glazed bay window to rear, tiled flooring, ceiling rose with inset light, picture rail, tiled flooring, double glazed door leading into rear garden, walk through to kitchen area.

## KITCHEN AREA 2.83m x 2.66m (9'3" x 8'9")

Fitted wall and base units, work surface, 5 ring gas hob with oven/grill and extractor hood over, tiled splash back, one and half bowl sink and drainer with stainless steel mixer tap, double glazed window to rear, tiled flooring, wall mounted boiler, walk through to lounge area.

## FIRST FLOOR LANDING

Fitted carpet, light, carpeted stairs leading to second floor, doors to:-

## BEDROOM ONE 5.02m max into bay x 3.69m (16'6" max into bay x 12'1")

Double glazed bay window to front, fitted carpet, radiator

## BEDROOM TWO 3.61m x 3.30m (11'10" x 10'10")

Double glazed window to rear, fitted carpet, radiator.

## BEDROOM THREE 3.07m max into bay x 2.03m (10'1" max into bay x 6'8")

Double glazed bay window to front, fitted carpet, picture rail.

## FAMILY BATHROOM

White suite comprising walk-in shower cubicle with glass screen, panelled bath tub, low level w.c and wash hand basin inset in concealed unit with storage, spotlights inset in ceiling, chrome plated heated towel rail, opaque double glazed window to rear, fully tiled walls and flooring, extractor fan.

## SECOND FLOOR LANDING

## BEDROOM FOUR 4.63m x 4.44m max (15'2" x 14'7" max)

Double glazed window to rear, sky light window to front, spotlights inset to ceiling, fitted carpet, radiator.

## EN-SUITE 2.66m x 2.42m (8'9" x 7'11")

Double glazed opaque window to rear, fully enclosed walk in shower cubicle, low level wc, pedestal hand wash basin, fully tiled walls and floor, extractor fan, spotlights inset to ceiling.

## EXTERIOR

The Rear garden measures approximately 46' with paved patio area and remainder lawn, timber storage shed.

To the front of the property there is off street parking for multiple cars.

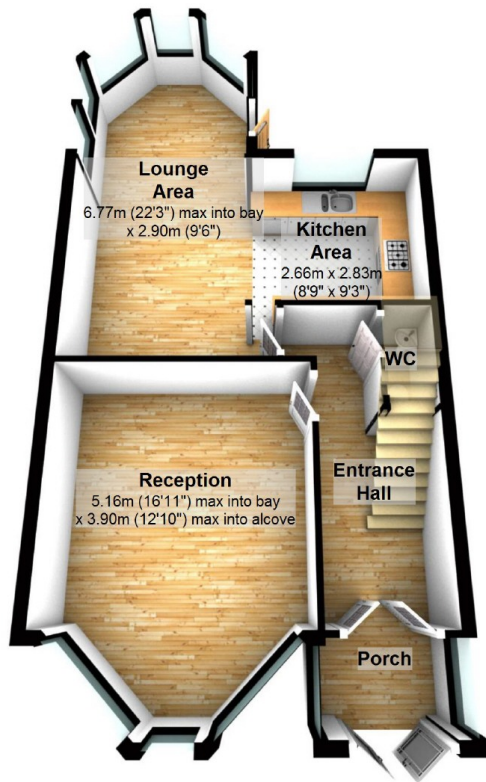






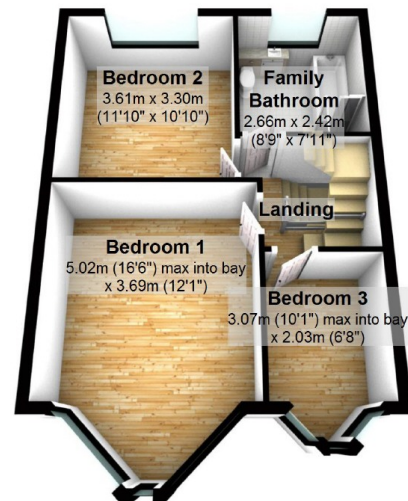
### Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



### Second Floor

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 122.5 sq. metres (1318.5 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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