

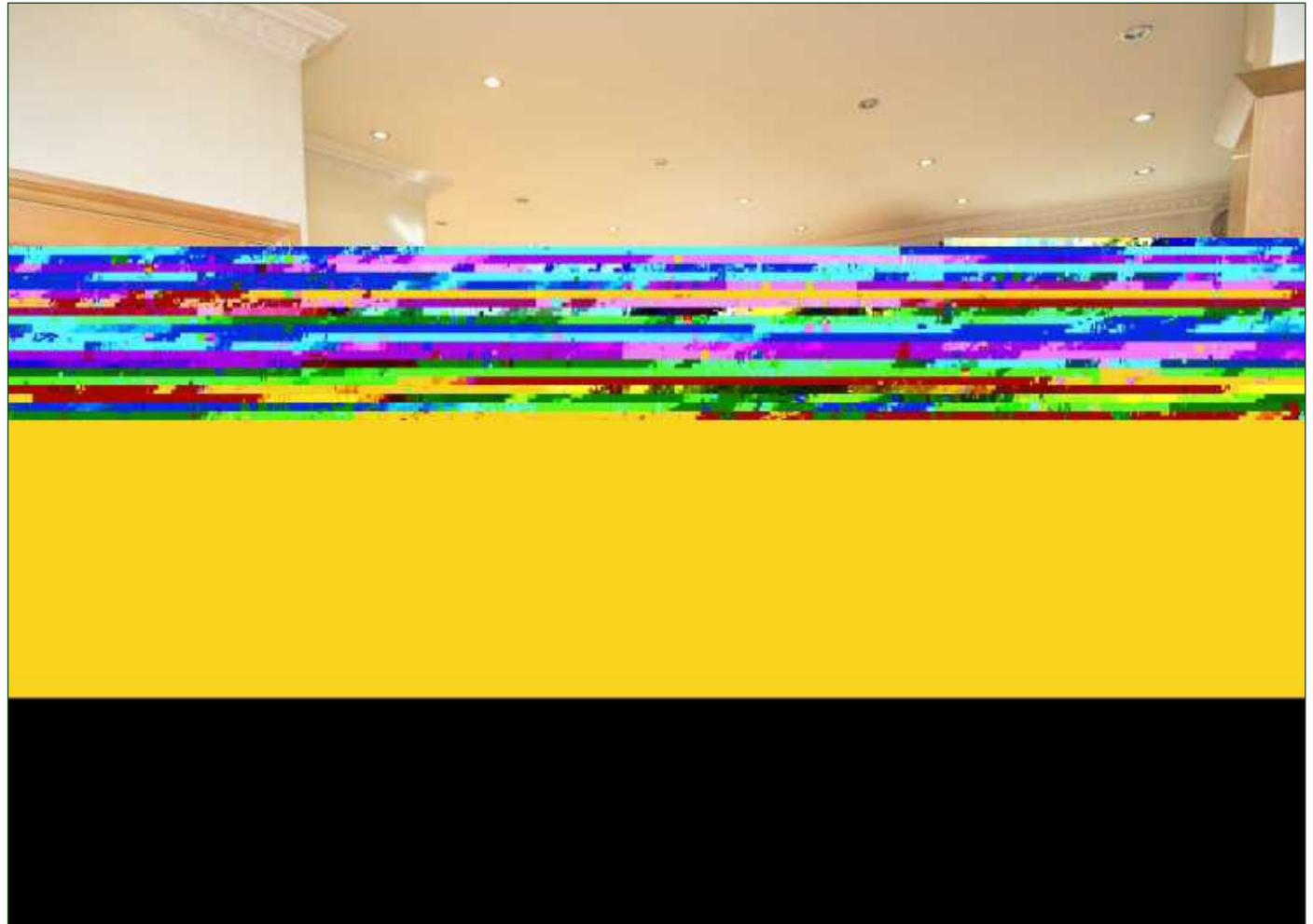
Sandra Davidson
ESTATE AGENTS



Ambleside Gardens, Redbridge, IG4 5HH
£1,950 Per calendar month



Sandra Davidson are pleased to offer a rare opportunity to let 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 is available from early October and 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)

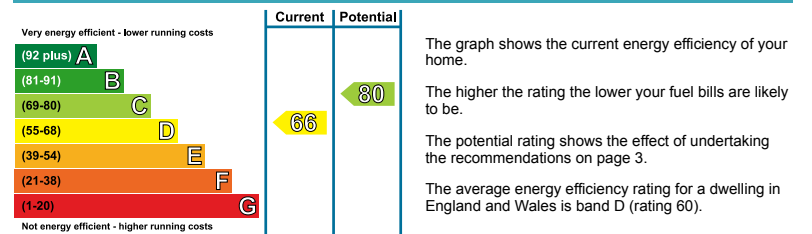
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Plan produced using PlanUp.

Energy Performance Certificate

Current		Potential	Current		Potential
29, Ampleside Gardens, LEFORD, IG4 5HH					
Dwelling type: Mid-terrace house			Reference number: 0128-4017-6274-9262-9994		
Date of assessment: 02 April 2012			Type of assessment: RdSAP, existing dwelling		
Date of certificate: 03 April 2012			Total floor area: 122 m ²		
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					
England & Wales		Current EPC	England & Wales		Potential EPC
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		
Totals		£ 2,808	£ 2,280		You could save £ 528 over 3 years

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	£ 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 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.