



Inglehurst Gardens, REDBRIDGE

£395,000

NO ONWARD CHAIN!! This two bedroom, extended, terraced cottage is perfectly located for Redbridge and Gants Hill underground stations. Benefits include double glazing, gas central heating, two double bedrooms and private rear garden. This property would ideally suit first time buyers and investors alike so please call our Ilford office for an appointment to view.

- NO ONWARD CHAIN
- TERRACED COTTAGE
- TWO BEDROOMS
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed, leaded light, fully enclosed storm porch, internal door to lounge.

LOUNGE

11' 9" x 22' 7" (3.58m x 6.88m)

Double glazed picture and casement window to front, single radiator, brick built fire surround, shelving to alcove, wall light points, wall mounted thermostat control, fuseboard under stairs, stairs to first floor.



KITCHEN

7' 3" maximum x 14' 7" (2.21m x 4.45m)

Double glazed leaded light picture and casement window to rear, range of eye and base units with rolled edge worktops, tiled splashback, glazed display unit, gas cooker point, stainless steel sink with single drainer and mixer tap, recess for fridge freezer, open to lobby.



LOBBY

4' 9" x 5' 6" (1.45m x 1.68m)

Double glazed picture and casement window to rear, single radiator, wall mounted boiler, wall light points, door to ground floor bathroom/WC, door to garden.

GROUND FLOOR BATHROOM/WC

Radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with grab rails, mixer tap and electric shower over, extractor fan.



FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM ONE

9' 2" to alcove x 11' 10" (2.79m x 3.61m)

Double glazed picture and casement window to front, single radiator, wall light points, fitted wardrobes.



BEDROOM TWO

9' 10" narrowing to 7' 7" x 11' 8" (3.00m x 3.56m)

Double glazed picture and casement window to rear, single radiator, power points, wall light points, fitted wardrobes.



EXTERIOR

REAR GARDEN

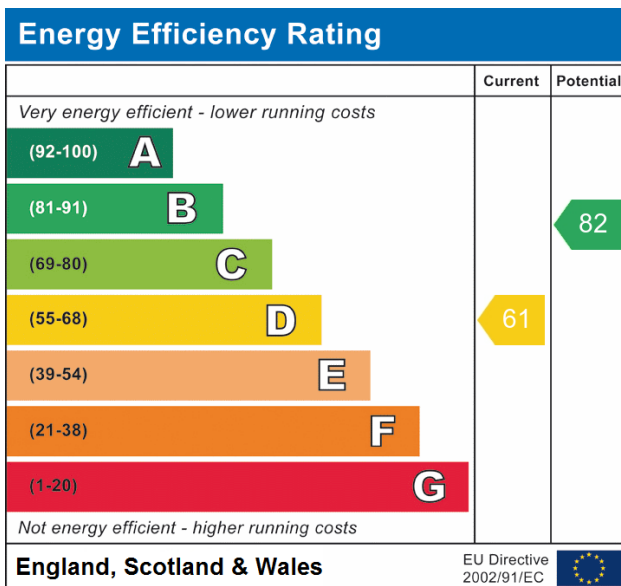
50' with patio area, steps up to crazy paved patio, shrub borders.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £150 from the company we recommend.

EPC



What's Next?

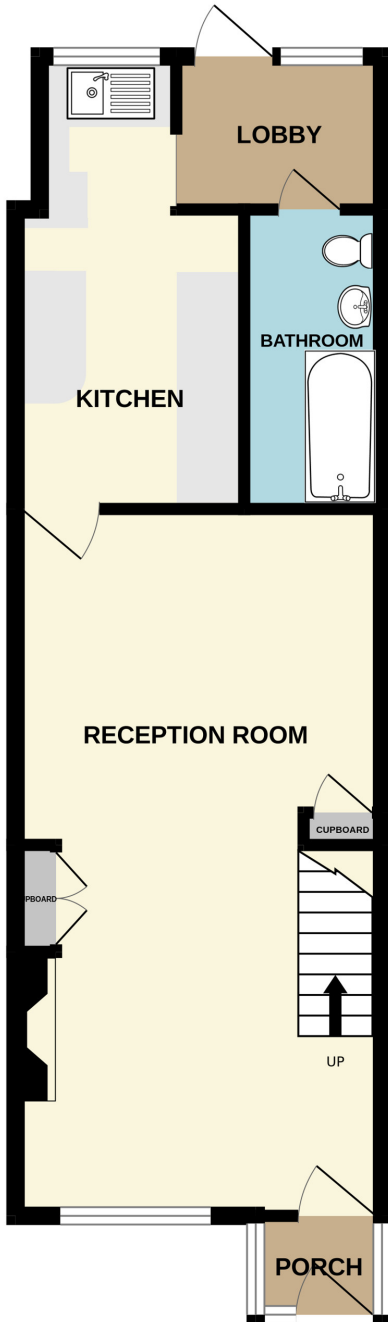
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

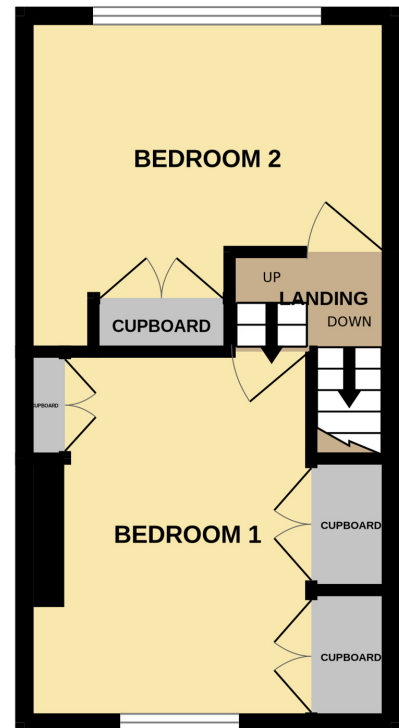
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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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