

PAYNE & Co

020 8518 3000

www.payneandco.co.uk



Fernhall Drive, REDBRIDGE, IG4 5BW

Freehold

Guide Price £900,000



6



3



2



D

Council Tax: Band E
Redbridge

WELCOME HOME!! Guide Price £900,000 - £950,000. This extended, corner sited house offers great size living accommodation for the whole family. Conveniently located within walking distance to Redbridge underground station with its major transport links, this property is offered in good decorative order and has been well maintained and improved by the current owners. Benefits include through lounge, study which can be used as a guest bedroom with en-suite shower/WC, further ground floor WC, open plan kitchen and family room, ideal for entertaining. Benefitting from four good size bedrooms and family bathroom/WC to the first floor, a further two bedrooms and shower/WC to the second floor, off street parking, private rear garden and detached garage to the rear. Please call our Ilford office for more information and an appointment to view.

- SIX BEDROOMS
- DETACHED GARAGE
- COUNCIL TAX - BAND E

- THREE BATHROOMS
- FREEHOLD
- EPC - D



GROUND FLOOR

- ENTRANCE
 - HALLWAY
 - STUDY/GUEST BEDROOM
 - GROUND FLOOR SHOWER/WC
 - LOUNGE
 - KITCHEN/FAMILY ROOM
 - GROUND FLOOR WC
- FIRST FLOOR

- LANDING
- BEDROOM ONE
 - BEDROOM TWO
 - BEDROOM THREE
 - BEDROOM FOUR
 - FIRST FLOOR BATHROOM/WC
- SECOND FLOOR

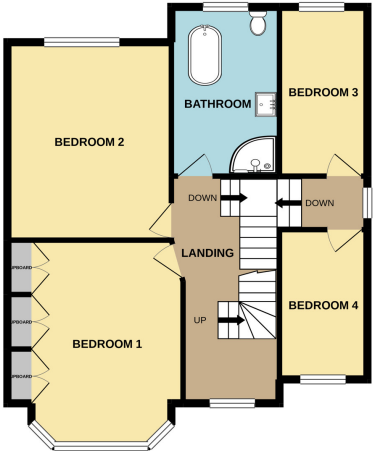
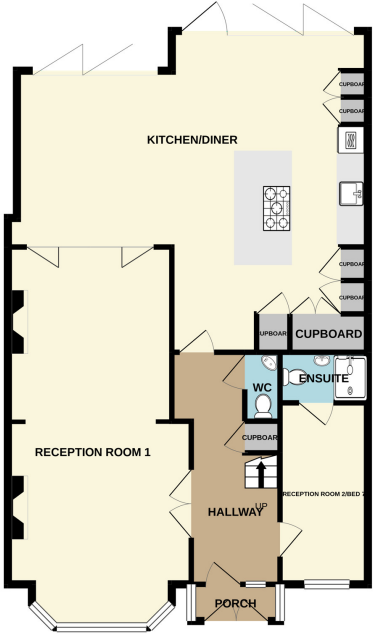
- LANDING
- SECOND FLOOR SHOWER/WC
 - BEDROOM FIVE
 - BEDROOM SIX
- EXTERIOR
- FRONT GARDEN
 - REAR GARDEN
 - DETACHED GARAGE



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.

2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 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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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit “terms and conditions” on our website.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			75
(55-68)	D		64	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	