



Fernhall Drive, 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.

Guide Price £900,000

- SIX BEDROOMS
- THREE BATHROOMS
- DETACHED GARAGE
- FREEHOLD
- COUNCIL TAX - BAND E
- EPC - D

GROUND FLOOR

ENTRANCE

Via double glazed leaded light double doors to fully enclosed storm porch, wall light point, coloured leaded light front door with matching side and fanlight leading to hallway.

HALLWAY

Wooden flooring, double radiator, dado rail, coving to ceiling, wall mounted thermostat control.



STUDY/GUEST BEDROOM

6' 4" x 13' 2" (1.93m x 4.01m)

Double glazed leaded light picture and casement window to front, wooden flooring, double radiator, power points, coving to ceiling, ceiling rose, door to ground floor shower/WC.



GROUND FLOOR SHOWER/WC

Tiled floor and walls, close coupled WC, semi pedestal wash basin, shower cubicle with thermostatically controlled shower over, extractor fan, halogen spotlights to ceiling.

LOUNGE

13' 3" narrowing to 11' 10" to alcove x 27' 11" (4.04m x 8.51m)
Double glazed leaded light bay window to front, wooden flooring, two double radiators, two open cast fireplaces with marble hearth, power points, coving to ceiling, wall light points, glazed dividing doors with fanlight leading to kitchen/family room.



KITCHEN/FAMILY ROOM

14' 10" x 23' 4" (4.52m x 7.11m) by 12' 4" to alcove x 12' 7" (3.76m x 3.84m)

Tiled floor with underfloor heating, range of eye and base units with marble work surface, stainless steel sink, Quooker tap, soap dispenser, integrated dishwasher, plumbing for washing machine, cupboard housing wall mounted boiler, and megaflow system, central island unit with marble work surface, drawers and storage, kick plate heater, pop up power points, six range gas hob with extractor hood, Neff double electric oven and integrated microwave, integrated side by side fridge and freezer, LED spotlights to ceiling, connection points for TV and surround sound, speakers to ceiling, two double glazed velux style windows to rear, two floor to ceiling bi-fold doors to garden.



GROUND FLOOR WC

Tiled floor, tiled walls with border, hand wash basin with mixer tap, low level flush WC, extractor fan.

FIRST FLOOR

LANDING

Double glazed leded light oriel bay window to front, double glazed leded light picture and casement window to side, single radiator, open balustrade staircase, LED spotlights to ceiling, coving to ceiling, stairs to second floor.



BEDROOM ONE

10' 9" to wardrobes x 15' 4" to bay (3.28m x 4.67m)
Double glazed leded light bay window to front, wooden flooring, double radiator, floor to ceiling fitted wardrobes, coving to ceiling, ceiling rose.



BEDROOM TWO

12' x 14' 3" (3.66m x 4.34m)
Double glazed leded light picture and casement window to rear, laminate flooring, single radiator, power points, coving to ceiling, ceiling rose.



BEDROOM THREE

6' 5" x 12' 2" (1.96m x 3.71m)
Double glazed leded light picture and casement window to rear, laminate flooring, single radiator, power points, coving to ceiling.



BEDROOM FOUR

6' 5" x 10' 10" (1.96m x 3.30m)
Double glazed leded light picture and casement window to front, power points, coving to ceiling.

FIRST FLOOR BATHROOM/WC

7' 9" x 12' 3" (2.36m x 3.73m)

Double glazed opaque leaded light picture and casement window to rear, tiled floor, tiled walls with border, double radiator, low level flush WC, pedestal basin with mixer tap, quadrant shower cubicle with thermostatically controlled shower over, rolled top bath with mixer tap and shower attachment.



SECOND FLOOR

LANDING

Double glazed velux style window to front, laminate flooring, storage cupboard, LED spotlights to ceiling.

SECOND FLOOR SHOWER/WC

Double glazed velux style window to front, tiled floor and walls, chrome towel radiator, shower cubicle with thermostatically controlled shower over, close coupled WC.

BEDROOM FIVE

11' 8" narrowing to 8' 1" x 19' 4" (3.56m x 5.89m)

Double glazed leaded light picture and casement window to rear, laminate flooring, single radiator, fitted wardrobes, storage cupboard, power points, double doors to juliet balcony to rear.



BEDROOM SIX

9' 2" to narrowing head height x 15' 5" (2.79m x 4.70m)

Two double glazed velux style windows to front, laminate flooring, single radiator, fitted wardrobes, vanity desk unit.



EXTERIOR

FRONT GARDEN

Brick paved providing off street parking, electric vehicle charging point.

REAR GARDEN

29' x 31' (8.84m x 9.45m)

Paved veranda, steps down to lawn area, raised flower borders, outside lighting and sensor light, water tap, gated side access to garage.



DETACHED GARAGE

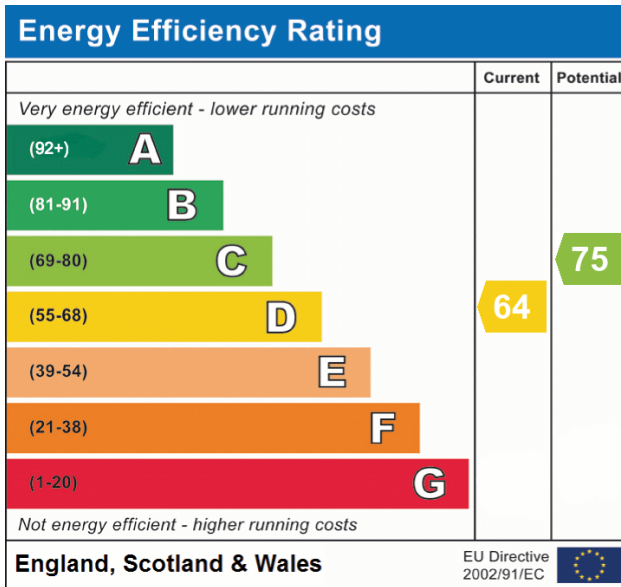
9' 3" x 23' (2.82m x 7.01m) Internal measurements
Electric cantilever door, two double glazed picture and casement windows to front, power points, lighting, double glazed door to garden.



AGENTS NOTE

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EPC



What's Next?

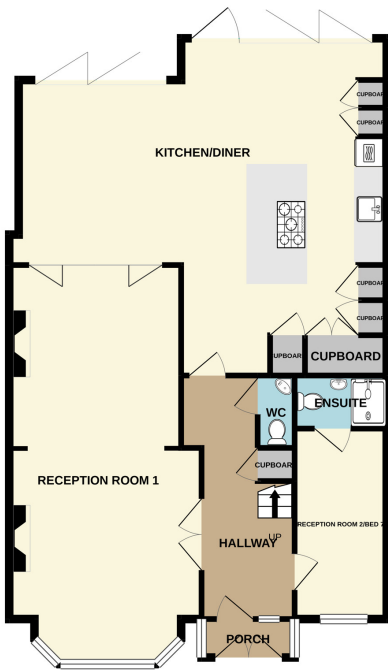
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

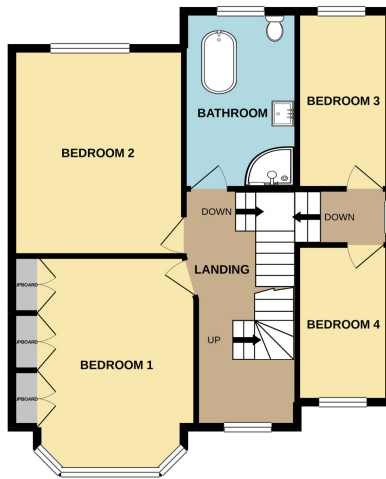
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GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



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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