



## WINDERMERE GARDENS, ILFORD

**£637,000** Freehold

A Substantial Three Bedroom Terraced House with bay window within 8 minutes walk from Redbridge Central Line station as well as Beehive Primary school and Beal High school.

Within Beal School Catchment

Potential For Further Extension Subject to Planning Permission

- Double Glazing
- Fireplace
- Fitted Bathroom
- Fitted Kitchen
- Garden
- High Ceilings
- Off-street parking
- Period Features

A Substantial Three Bedroom Terraced House with bay window within 8 minutes walk from Redbridge Central Line station as well as Beehive Primary school and Beal High school.

Within Beal School Catchment

Potential For Further Extension Subject to Planning Permission

Large Garden

Close to Redbridge Central Line Station

Dagenham Estates are delighted to offer to the market this substantial and three bedroom semi-detached house. Windermere Gardens IG4 is a highly sought after road offering commuters easy access to Redbridge Central Line Station and if schools are of consideration the property is within Beal school catchment. Internally the generously proportioned accommodation is arranged to provide: A welcoming entrance hall, sizable lounge, currently a galley kitchen, further reception room with Patio doors to the garden. On the first there are three well proportioned bedrooms, bathroom and Wc. Externally to the front of the property there is off street parking. The rear garden is large approximately 19 meters. The property has not been extended and would lend itself to considerable extension if required and subject to planning permission. The property is currently tenanted with a view to vacant possession in January. Properties in this area rarely come to market and offer potential for long term family homes.

Reception 1 - 4.5 x 3.8

Reception 2 - 3.8 x 3.8

Kitchen - 2.8 x 2.2

Bed 1 - 4.5 x 3.8

Bed 2 - 3.3 x 3.4

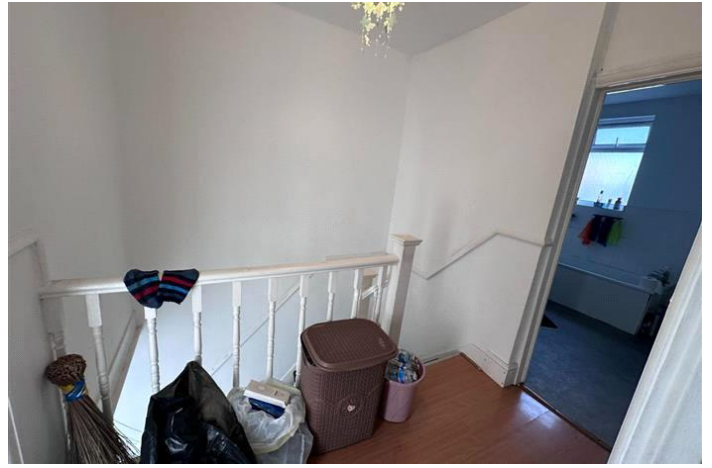
Bed 3 - 2.3 x 2.1

Bath - 2.5 x 2.3

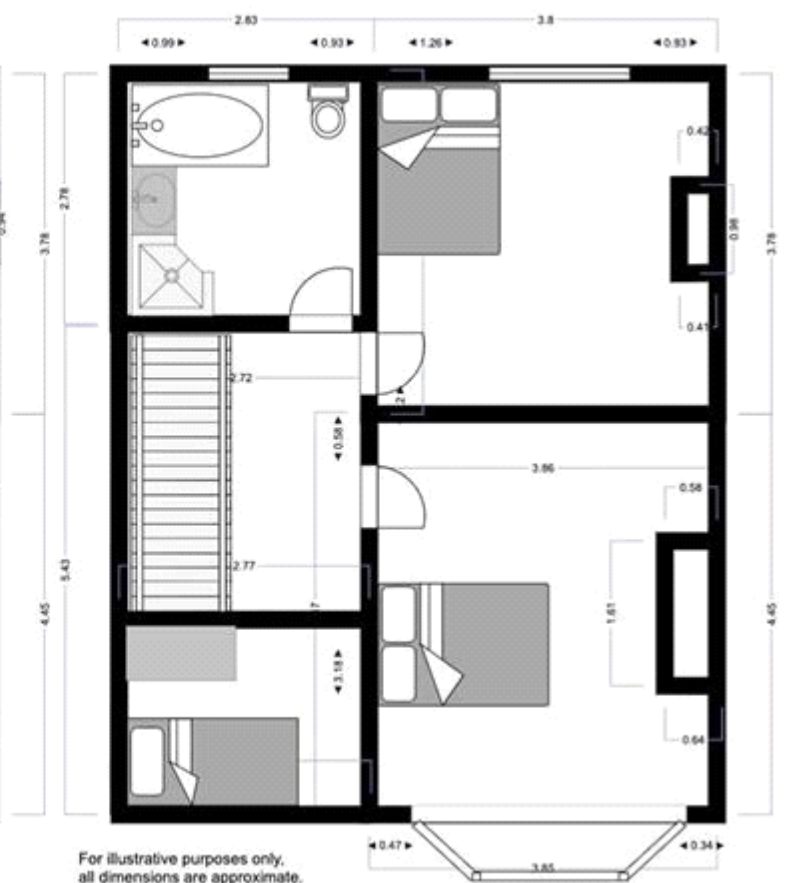
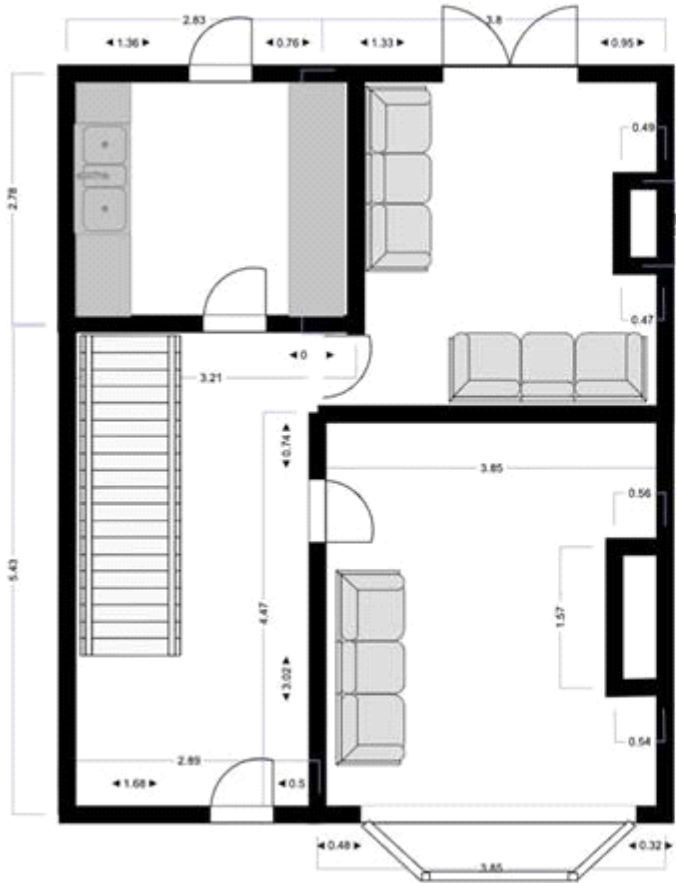
Garden - 18.8 x 6.5

Council Tax Band: E

Tenure: Freehold



WINDERMERE GARDENS, ILFORD  
£637,000 Freehold



For illustrative purposes only, all dimensions are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.