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187

187 Beehive Lane  
Redbridge, Essex IG4 5DX  
Price guide £800,000

## 187 Beehive Lane, Redbridge, Essex IG4 5DX

\*\*\* PRICE GUIDE £800,000 - £815,000 Arbon & Miller are delighted to offer this EXTENDED 5 bedroom semi-detached house located in this prime residential turning directly off Eastern Avenue. The property is close to the ever popular Beal & Valentines High and Redbridge Primary Schools. Within 0.5 miles of Gants Hill Central Line Station and within 1 mile of Redbridge Central Line Station with the later offering direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. Offering spacious living accommodation throughout, this exceptionally large family home can only be truly appreciated by carrying out an internal inspection.

### ENTRANCE PORCH 8'4 x 2'10 (2.54m x 0.86m)

Aluminium double glazed door with fixed sidelights, tiled floor, obscure double glazed door with fixed sidelights leading to:

### ENTRANCE HALL 15'9 x 5'10 (4.80m x 1.78m)

Coved cornice, stairs to first floor with cupboard, radiator, wall light point, door to cloakroom, open to family room.

### CLOAKROOM 3'6 x 2'8 (1.07m x 0.81m)

Corner wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, extractor fan, wall light point.

### FAMILY ROOM 18'8 x 6'8 (5.69m x 2.03m)

Three light double glazed window with fanlights over, double radiator, serving hatch to kitchen.

### THROUGH LOUNGE 33'3 into bay x 14'1 max (10.13m into bay x 4.29m max)

Five light double glazed bay with fanlights over, coved cornice, three double radiators, aluminium double glazed sliding door with fixed sidelight leading to rear garden.

### KITCHEN/DINER 16'8 x 12'8 (5.08m x 3.86m)

Range of wall and base units, working surfaces, cupboards and drawers, electric hob with extractor fan over, eye level double oven, concealed lighting, double bowl stainless steel

sink top unit with mixer tap, plumbing for washing machine and dishwasher, recess for tumble dryer, tiled walls, tiled floor, radiator, two double glazed windows with fanlights over, double glazed door to rear garden.

### LANDING 10'2 x 6'2 (3.10m x 1.88m)

Access to loft, airing cupboard, doors to:

### MASTER BEDROOM 16'8 into bay x 13'7 (5.08m into bay x 4.14m)

Five light double glazed bay with fanlights over, fitted wardrobes to one wall with inset dressing table and wall light point, coved cornice, double radiator.

### BEDROOM 12'4 x 10'9 (3.76m x 3.28m)

Two light double glazed window with fanlight over, fitted wardrobes to one wall, radiator.

### BEDROOM 8'1 x 7'9 (2.46m x 2.36m)

Double glazed window with fanlight over, radiator.

### BEDROOM 15'5 x 6'8 (4.70m x 2.03m)

Three light double glazed window with fanlights over, coved cornice, fitted wardrobes, radiator, coloured leaded light obscure glazed window.

### BEDROOM 12'5 x 6'8 to extremes (3.78m x 2.03m to extremes)

Two light double glazed window with fanlights over, radiator, coved cornice.

### BATHROOM 8'8 x 6'3 (2.64m x 1.91m)

Panel enclosed bath with mixer tap and shower

attachment, vanity unit with wash hand basin with mixer tap and storage under, low level wc, corner shower cubicle with glazed screen, tiled walls, tiled floor, obscure double glazed window with fanlight over.

### REAR GARDEN

Approx 60' rear garden with paved patio area, flower borders, mature tree and shrubs, lawn area, pathway leading to work shop and garage, pedestrian side access, outside tap, outside light. Double gates from side access road leading to DETACHED GARAGE 18' x 9' with power and lighting. WORK SHOP 13'6 x 7'9 with window, power and lighting.

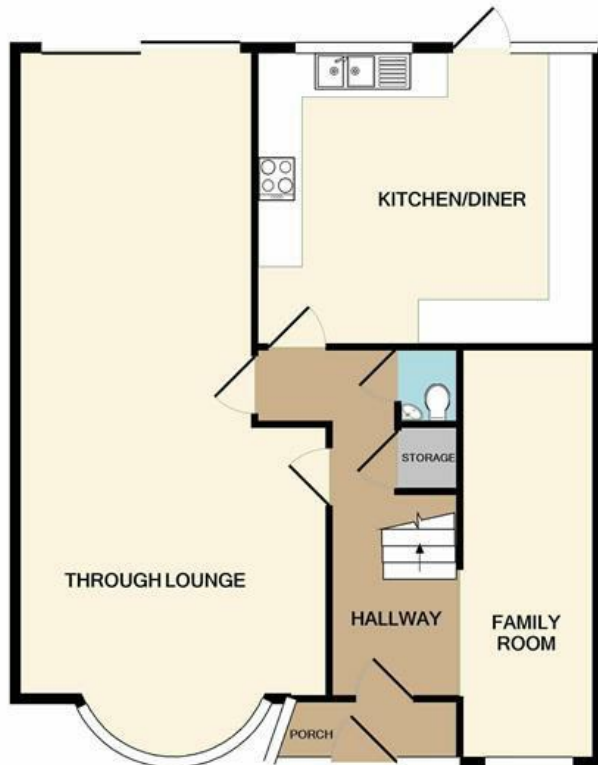
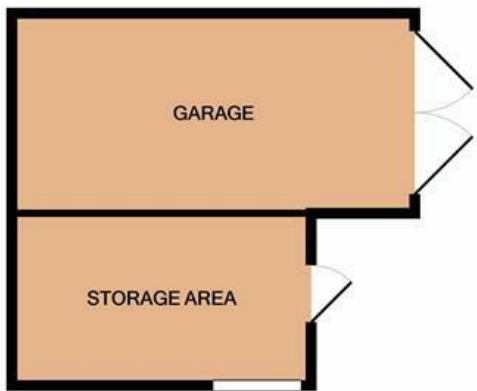
### FRONT GARDEN

Paved front garden with mature tree and shrubs.

### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



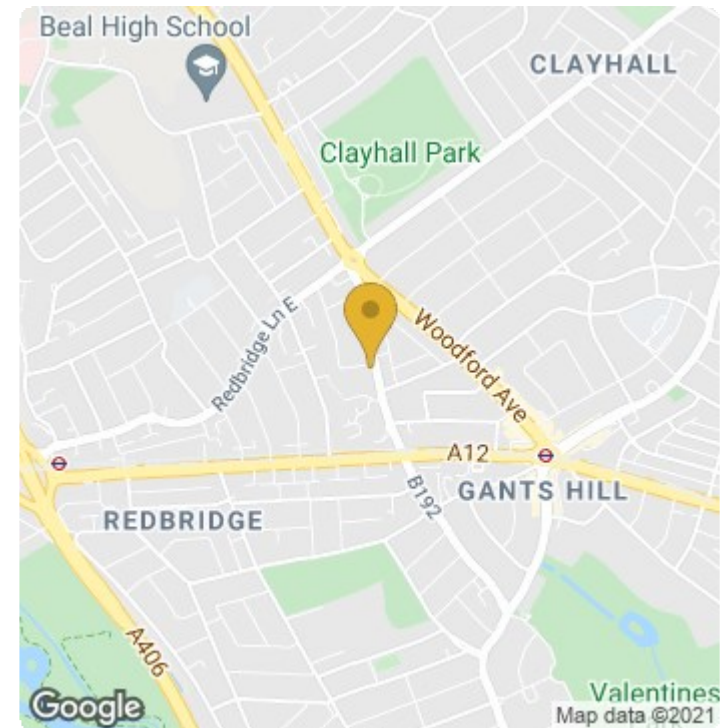


GROUND FLOOR  
APPROX. FLOOR  
AREA 1091 SQ.FT.  
(101.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1783 SQ.FT. (165.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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