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## Babbacombe Gardens, Redbridge



## Offers in the region of £540,000 Freehold

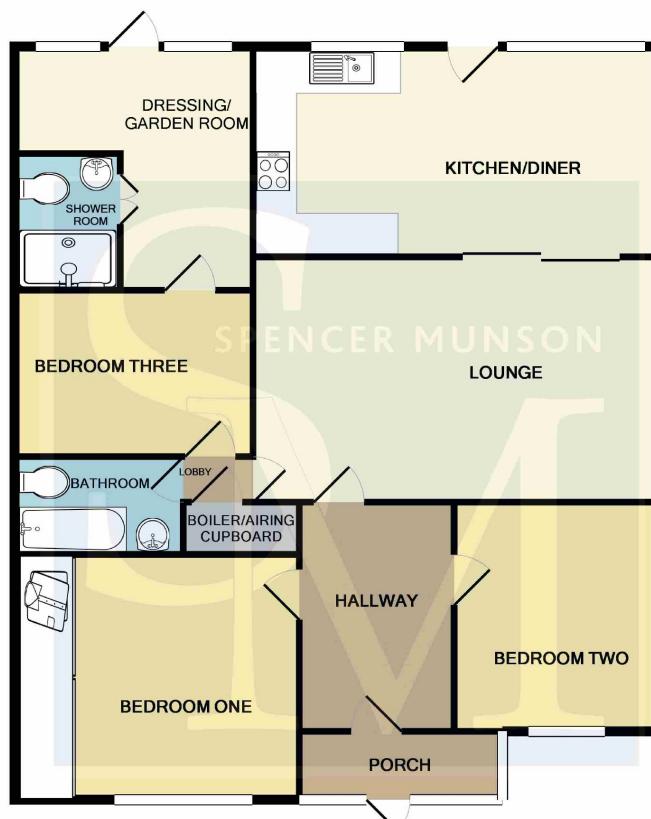
\*\* SEMI DETACHED BUNGALOW with potential to convert loft (STP) \*\* \*\* 3 bedrooms \*\* \*\* Large lounge \*\* \*\* Kitchen/diner \*\* \*\* Garage via shared drive & parking \*\* \*\* Large garden \*\* \*\* Close to BEAL SCHOOL \*\* \*\* Realistically priced as in need of modernisation \*\* \*\* No onward chain \*\* EPC rating: D



A chance to acquire a substantial semi detached bungalow that is in need of modernisation and has potential for extension with a loft conversion (subject to planning) and is situated in a popular residential location close to Beal school and only a 13 minute walk or 6 minute drive to Redbridge Central Line station (with direct access to Stratford (Westfield shopping, Olympic Park and DLR) and on to The City and West End) and roundabout with the A12, A406 and M11 leading to M25 and also to City and Stansted Airports. This bungalow has good size footprint with scope to add more living space but currently has a large lounge, kitchen/diner family room, two double bedrooms, family bathroom and a further bedroom with en suite shower and leading to dressing room/garden room which could make a "Granny flat" or similar. There is a garage with electric door approached via shared drive and also off street parking to the front. Internal inspection is required to appreciate the potential for this family home and the attractive location close to all amenities including Ilford town centre. No onward chain. The EPC states the property is 91 square meters (979 square feet) and a rating: D

Agent note: This property is being marketed on behalf of a relative of a member of staff of Spencer Munson Property Services Ltd.

Lounge 5.42m x 3.82m (17'9" x 12'6" ), Kitchen/diner 6.00m x 3.35m (19'8" x 11'0" ), Bedroom One 3.68m x 3.36m plus fitted wardrobes (12'1" x 11'0" plus fitted wardrobes ), Bedroom Two 3.40m x 3.05m (11'2" x 10'0" ), Bedroom Three 3.64m x 2.63m (11'11" x 8'8" ), En suite shower, Garden room 2.52m x 1.61m (8'3" x 5'3" ), Bathroom/wc 2.65m x 1.46m (8'8" x 4'9" ), Exterior, Garden, Shared drive to Garage



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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En suite shower



Garden room



Garden



Exterior

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>		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	