



## Roding Lane South, Ilford, IG4 5PR

Guide Price £650,000 - £700,000

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- Four Bedroom Detached House
- Large Reception
- Dining Area
- Close to Local Schools
- OFFERED CHAIN FREE
- Two Bathrooms
- Separate Kitchen
- Garage & Driveway

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Caplen Estates is pleased to present to the market this detached four bedroom house with a garage, offered CHAIN FREE.

This well-presented family home is situated in Roding Lane South, Redbridge and is close to Beal High School and Redbridge Primary School. The property is a short walk from Redbridge Station and offers easy access to A12, A406 & M11. The house is close to River Roding walking paths and local shops and amenities.

The welcoming porch leads into the hallway, which links to a large reception. The room offers plenty of space for a sofa suite as well as separate dining area, which overlooks the garden. The fitted kitchen has modern appliances and a door leading to the rear garden. On the ground floor you will also find a toilet and a garage. All bedrooms are on the first floor, along with two bathrooms. The property has double glazed windows, central gas heating and plenty of storage. The garden is a combination of a patio and lawn with mature plants. Please call our office to arrange a viewing.



Council Tax Band: E



Lounge

6.15 x 6.15 (20'2" x 20'2")

Dining Area

2.87 x 5.82 (9'5" x 19'1")

Kitchen

2.62 x 3.12 (8'7" x 10'3")

Bedroom 1

4.83 x 3.86 (15'10" x 12'8")

Ensuite Bathroom

1.78 x 1.93 (5'10" x 6'4")

Bedroom 2

3.43 x 2.95 (11'3" x 9'8")

Bedroom 3

2.54 x 3.12 (8'4" x 10'3")

Bedroom 4

2.69 x 2.24 (8'10" x 7'4")

Shower Room

1.78 x 1.98 (5'10" x 6'6")

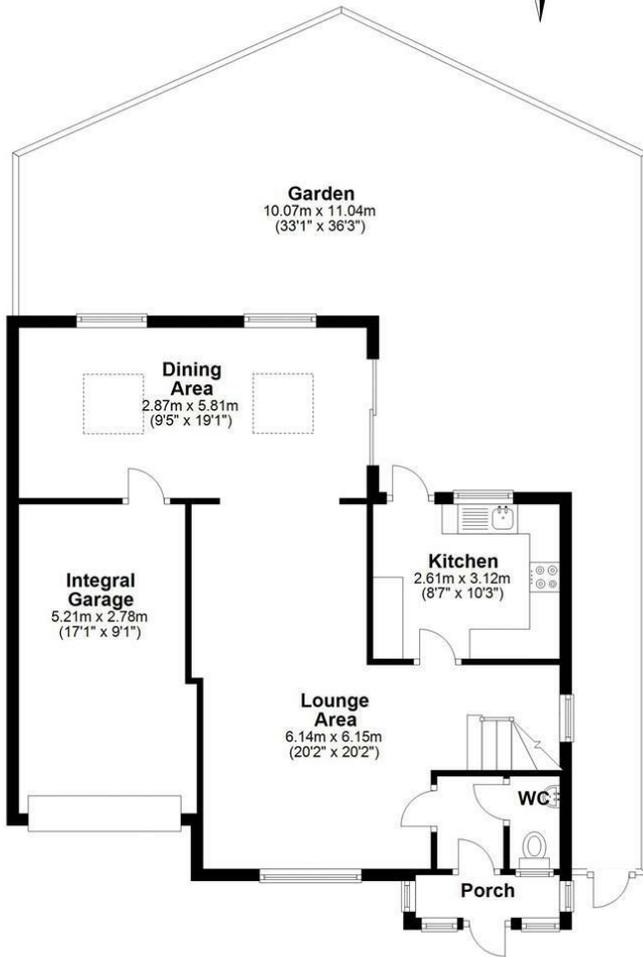
Garage

5.21 x 2.77 (17'1" x 9'1")

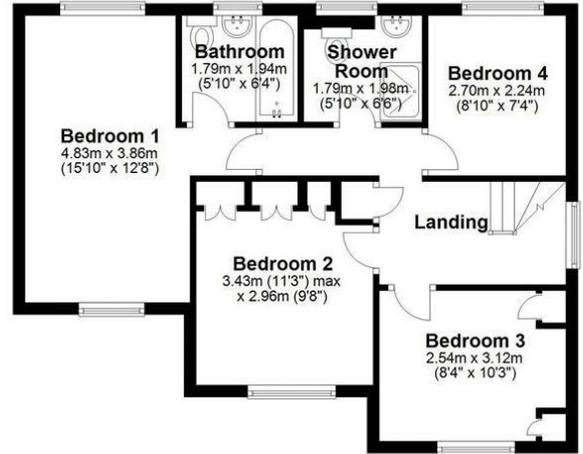
Garden

10.08 x 11.05 (33'1" x 36'3")

**Ground Floor**  
Approx. 71.8 sq. metres (773.3 sq. feet)

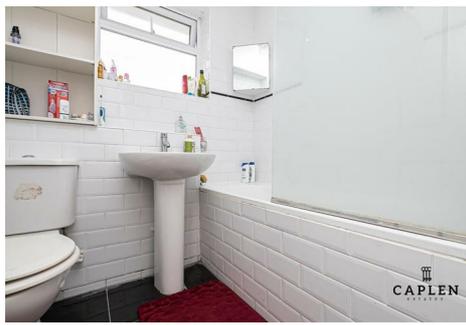


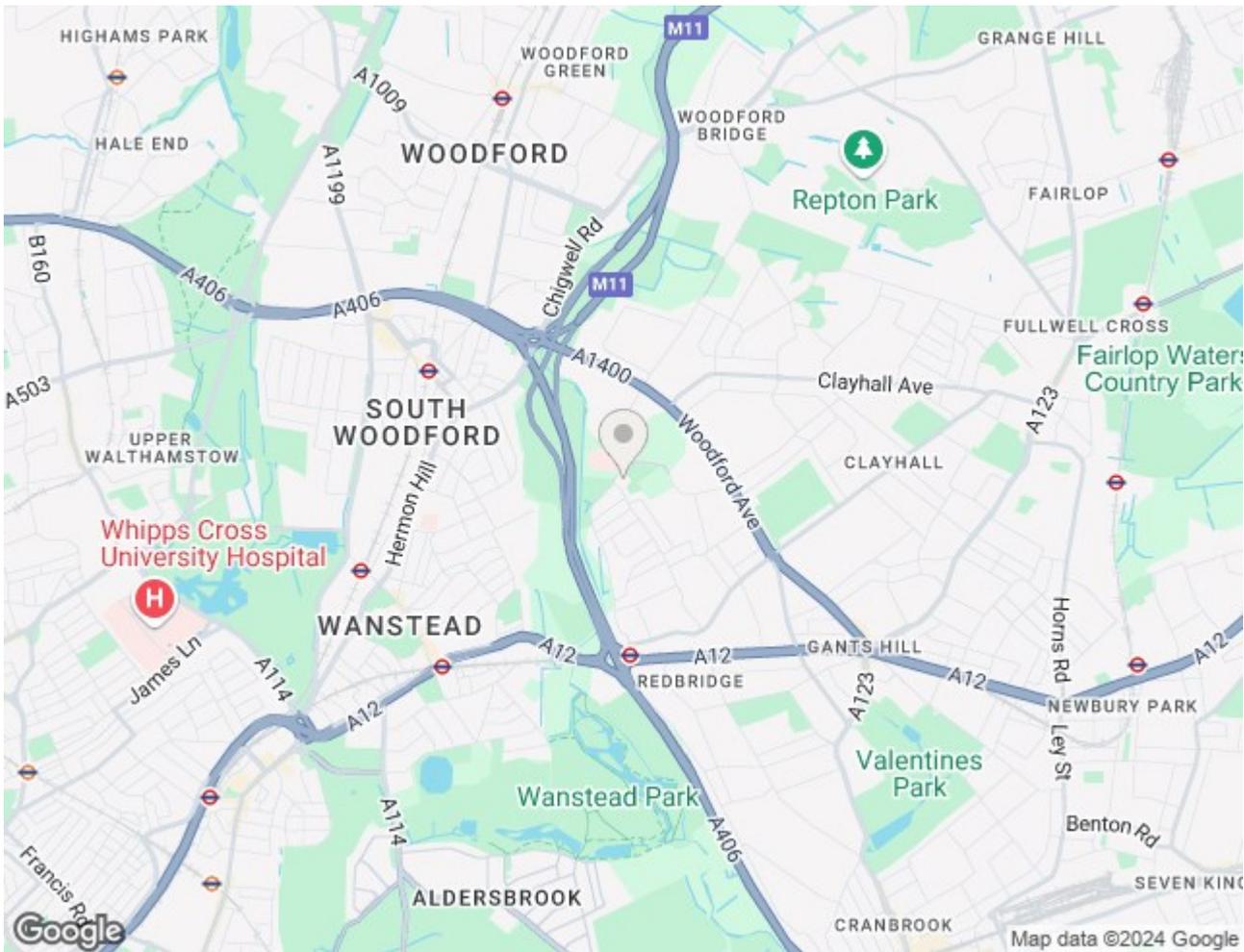
**First Floor**  
Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 126.8 sq. metres (1365.2 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

EPC Rating:

D

Council Tax Band

E

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.