



## Leigh Avenue, Redbridge, IG4 5PH

### Offers in excess of £499,995

Sandra Davidson are pleased to present an opportunity to acquire a very rare, fully detached extended bungalow which has been maintained to an extremely high standard. This family home features three/four bedrooms, two reception rooms, a kitchen/diner, off street parking for multiple cars, double width attached garage and scope for further extension subject to planning. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-

- **Three/Four Bedrooms**
- **One/Two Reception Rooms**
- **Kitchen/Dining Room**
- **Ensuite Shower Room**
- **Family Bathroom**
- **Attached Garage with Utility Area**
- **Beal Catchment**
- **Gas Central Heating**
- **Scope to Extend STPP**





## ENTRANCE

Fully enclosed spacious storm porch with radiator, tiled walls and flooring. Leading to partly glazed double doors to entrance hall with fitted carpet. Radiator. Wood panelling to walls. Picture rail, Spotlights inset in ceiling, Alarm sensor. Door to:-

## LIVING ROOM/BEDROOM 5.570m into bay window x 3.809m at widest point (18'3" into bay window x 12'6" at widest point)

Double glazed bay window to front with radiator under. Fitted carpet. Picture rail. T.V Aerial point.

## SITTING ROOM/BEDROOM 5.568m into bay window x 3.794m at widest point (18'3" into bay window x 12'5" at widest point)

Double glazed bay window to front with radiator under. Fitted carpet. Picture rail. Spotlights inset in ceiling. T.V Aerial point.

## MASTER BEDROOM 5.044m x 2.950m up to fitted wardrobes (16'6" x 9'8" up to fitted wardrobes)

Double glazed window to rear with radiator under. Spotlights inset in ceiling. Fitted carpet. Picture rail. Fitted wardrobes. T.V Aerial point. Door to:-

## ENSUITE SHOWER ROOM 2.222m x 1.202m (7'3" x 3'11")

Suite comprising enclosed shower cubicle with electric power shower, wash hand basin inset in vanity unit and low level w.c. Fully tiled walls and flooring. Extractor fan. Electric heater. Shaver socket. Towel rail.

## BEDROOM TWO 3.754m into fitted wardrobes x 2.489m (12'4" into fitted wardrobes x 8'2")

Double glazed window to rear with radiator under. Fitted carpet. Picture rail. Fitted wardrobes.

## KITCHEN AREA 3.367m x 2.712m (11'1" x 8'11")

Fitted wall and base units. Work surface. Stainless steel sink/drainage unit, Partly tiled walls. Built-in gas hob with extractor hood above. Further built-in double oven and grill. Integrated fridge/freezer. Plumbing for dishwasher. Cupboard housing combi boiler. Vinyl flooring. Casement windows to rear and flank with fitted blinds. Spotlights inset in ceiling. .

## DINING AREA 3.714m x 2.652m (12'2" x 8'8")

Vinyl flooring. Wood panelling to walls. Picture rail. Spotlights inset in ceiling. Partly glazed wooden door with sidelight to rear.

## FAMILY BATHROOM 2.904m x 2.710m (9'6" x 8'11")

White suite comprising low level w.c, pedestal wash hand basin and fully enclosed double shower cubicle with fitted seat. Fully tiled walls and flooring. Heated towel rail. Fitted base units with tiled surface. Opaque windows to flank. Spotlights inset in ceiling.

## ATTACHED GARAGE 10.358m x 1.675m (34'0" x 5'6")

Accessed via own driveway with electric up and over door. Power and lighting.

## UTILITY AREA 4.093m x 2.346m (13'5" x 7'9")

Window to front. Vinyl flooring, Plumbing for washing machine and tumble dryer. Built-in cupboard housing meters and fuseboard. Access to loft area.

## EXTERIOR

The attractive rear garden is approximately 60'. There is a raised patio area with a wall and steps leading down to paved and gravel areas. Mature shrubs and trees. Greenhouse. Timber storage shed. Security lighting. Outside tap for hose. Personal side access gate.

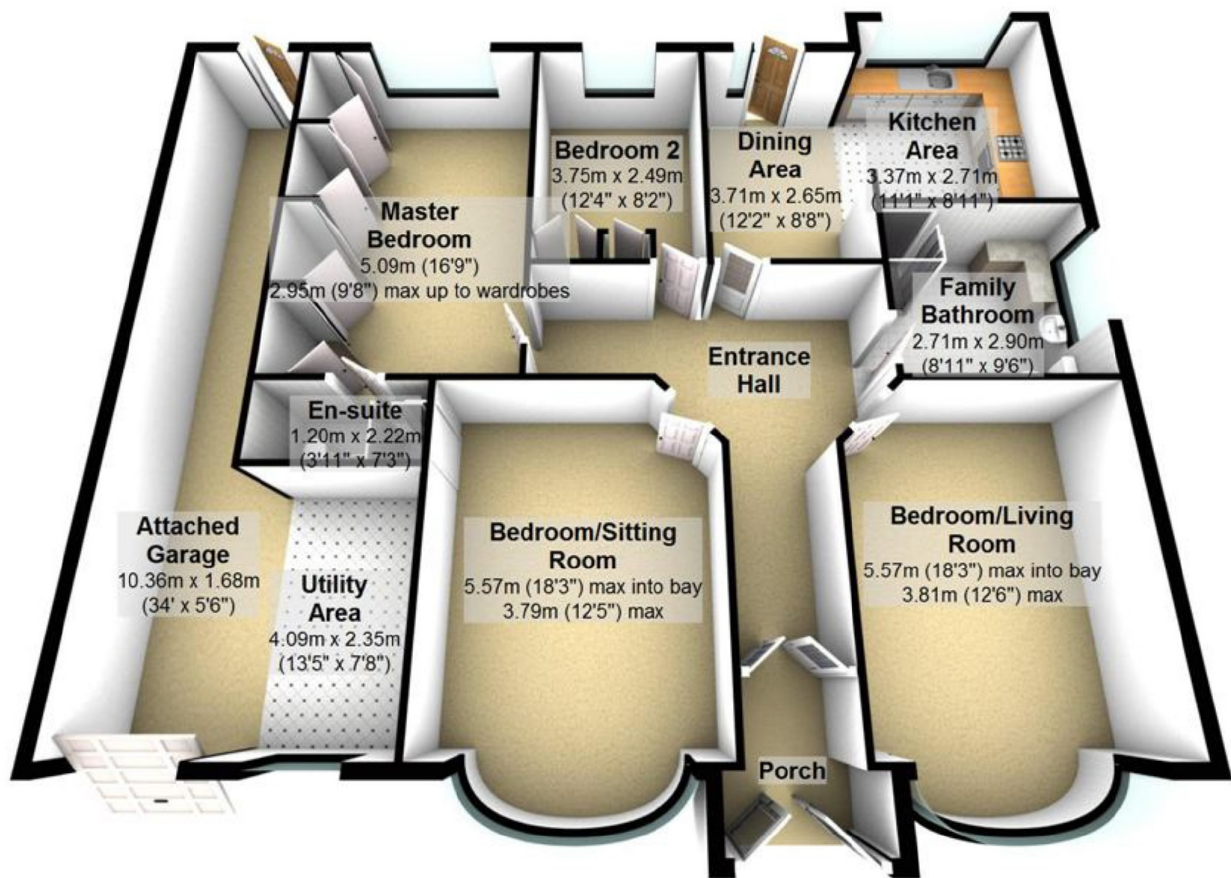






### Ground Floor

Approx. 156.8 sq. metres (1687.7 sq. feet)



Total area: approx. 156.8 sq. metres (1687.7 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using The Mobile Agent.