



Sandra Davidson is privileged to offer a rare opportunity to acquire this very well presented, extended, semi detached family home on a much sought after turning in Redbridge. The property features two receptions, an extended fitted kitchen, three bedrooms on the first floor, family bathroom, 120' rear garden, attached garage and off street parking. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be fully appreciated by an internal inspection.

The property comprises:-





ENTRANCE

Into fully enclosed storm porch via glazed wooden door with stained glass window and sidelights, tiled floor, light, glazed door into entrance hall with; ornate ceiling rose, light, fitted carpet, radiator, dado rail, access to understairs storage, doors to;

RECEPTION 4.69m max into bay x 3.87m max into alcove (15'5" max into bay x 12'8" max into alcove)

Double glazed bay window to front with stained glass windows, fitted pelmet and radiator under, ornate ceiling rose with inset light, timber fire surround with inset gas fire, wall architrave, wall mounted lights, coving, fitted carpet

LOUNGE 4.60m x 3.53m max into alcove (15'1" x 11'7" max into alcove)

Double glazed french doors to rear, radiator under, ornate ceiling rose with inset light, feature brick built fire surround with inset gas fire, wall mounted lights, coving, fitted carpet, radiator, opening to;

KITCHEN DINER 4.81m x 3.61m (15'9" x 11'10")

Fitted wall and base units, work surface, free standing five ring range hob with oven and grill, tiled splash back, one and a half bowl sink with drainer unit, integral dishwasher,

double glazed window to rear, spotlights inset to ceiling, radiator, tiled floor, door to;

LOBBY

Light, tiled floor, door leading into rear garden, door to:

GROUND FLOOR SHOWER ROOM

Enclosed walk-in shower cubicle with power shower, low level WC, hand wash basin inset to vanity unit, double glazed window to rear, partly tiled walls, tiled floor, chrome plated heated towel rail.

FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, light, access to loft space, cupboard housing boiler, doors to:

BEDROOM ONE 4.75m max into bay x 3.50m max into Cpbd (15'7" max into bay x 11'6" max into Cpbd)

Double glazed bay window to front with stained glass and radiator under, ornate ceiling rose with inset light, fitted cupboards, dado rail, coving, timber skirting boards, fitted carpet, wall mounted lights

BEDROOM TWO 4.60m x 3.22m max into Cpbd (15'1" x 10'7" max into Cpbd)

Double glazed window to rear with radiator under, fitted cupboards, dado rail, coving,

timber skirting boards, fitted carpet, light

BEDROOM THREE 2.75m x 2.17m (9'0" x 7'1")

Double glazed two light oriel bay window to front, ornate coving, ornate ceiling rose, ornate dado rail, fitted cupboards, fitted carpet, radiator.

FAMILY BATHROOM 2.48m x 2.00m (8'2" x 6'7")

Suite comprising; panelled bath tub with shower screen and shower over, low level WC, pedestal hand wash basin, ornate coving, spotlights inset to ceiling, extractor fan, heated towel rail, partly tiled walls, tiled floor, wall mounted mirrored medicine cabinet.

EXTERIOR 34m (111'7")

The rear garden measures approximately 120' with block paved patio area, remainder lawn with flower bed borders and mature trees.

To the rear of the garden there is a timber storage shed.

To the front of the property there is off street parking and own drive to attached garage.

ATTACHED GARAGE

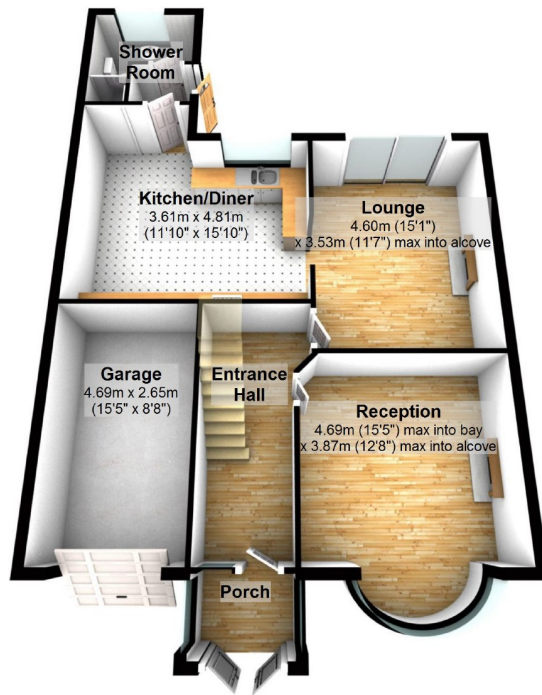
With up and over door accessed via driveway





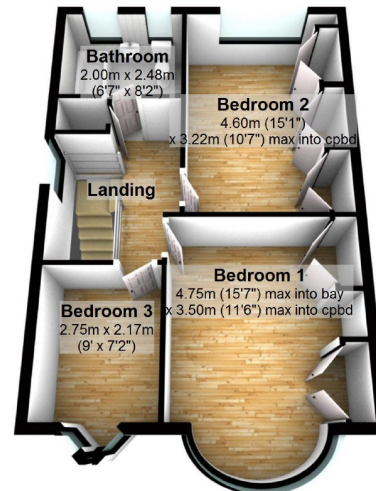
Ground Floor

Approx. 81.7 sq. metres (879.4 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



Total area: approx. 131.1 sq. metres (1410.7 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.sandradaavidson.com
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