



Southend Road, Woodford Green, IG8 8QH

Offers in excess of £350,000

Sandra Davidson Estate Agents are pleased to offer an opportunity to acquire this well maintained semi-detached family home situated in Woodford Green. The property benefits from three bedrooms, through lounge, a fitted kitchen, family bathroom, ground floor w/c as well as a detached garage and scope to extend subject to planning permission. This property can only be appreciated by internal inspection and comprises:-

- Three bedrooms
- Through Lounge
- Fitted Kitchen
- Further Reception Room
- Bathroom/w.c
- Ground Floor w.c
- Partly Double Glazed
- Gas Central Heating
- Detached Garage



ENTRANCE

Partly glazed opaque door and opaque full height window to entrance hall with fitted carpet, radiator, carpeted stairs to first floor, two understairs storage cupboards, alarm panel, door to:-

GROUND FLOOR W.C

Low level w.c, corner mounted wash hand basin with tiled splash back, fitted carpet, radiator, small opaque window to flank, storage cupboard.

THROUGH LOUNGE 29'1 x 9'1 (8.86m x 2.77m)

Double glazed bay window to front, two radiators, fitted carpet, serving hatch to kitchen, fitted cupboard, fully glazed doors with casement windows leading to:-

RECEPTION TWO

Fitted carpet, door to rear, casement windows to rear, wood cladding to walls and ceiling.

KITCHEN

Fitted wall and base units, work surface, single bowl single drainer sink unit with mixer tap, integrated gas hob and oven with extractor hood above, radiator, partly tiled walls, vinyl flooring, opaque window to flank, partly glazed wooden door and casement window to rear, plumbing for washing machine.

LANDING

Fitted carpet, single glazed opaque window to flank, access to loft space.

BEDROOM ONE

Double glazed bay window to front with radiator under, fitted wardrobes, fitted carpet.

BEDROOM TWO

Single glazed casement window to rear, fitted carpet, fitted wardrobes, radiator.

BEDROOM THREE

Double glazed casement window to front with radiator under, fitted carpet, fitted wardrobes, fitted shelving.

BATHROOM/W.C

Coloured suite comprising panelled bath with shower attachment and wall mounted shower over, wash hand basin inset in vanity unit, low level w.c, heated towel rail, opaque double glazed window to rear, storage cupboard, vinyl flooring, fully tiled walls.

EXTERIOR

The rear garden is approximately 40' with paved patio area remainder lawn, access to:-

DETACHED GARAGE



10 Roding Lane South, Redbridge, Essex, IG4 5NX

T: 020 8551 0211

F: 020 8551 7111

redbridge@sandradavidson.com

www.sandradavidson.com
