



Southend Road, Woodford Green, IG8 8QH

Asking price £480,000

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 shower room as well as a detached garage and own rear garden. 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 Shower Room**



ENTRANCE

Via fully enclosed storm porch to entrance hall with: double glazed window to flank, wood flooring, radiator, carpeted stairs to first floor, understairs storage cupboards, alarm panel, door to:-

THROUGH LOUNGE 8.4m max into bay x 3.73m max (27'7" max into bay x 12'3" max)

Double glazed bay window to front, two radiators with ornate cover, wood flooring, fully glazed doors leading to:-

RECEPTION TWO 3.21m x 3m (10'6" x 9'10")

Tiled flooring, double glazed doors to rear leading into rear garden, radiator, light, door to:

GROUND FLOOR SHOWER ROOM

Fully enclosed walk in shower cubicle with power shower, tiled flooring, tiled walls, heated towel rail, low level WC, pedestal hand wash basin, wall mounted mirrored medicine cabinet, light, extractor fan

KITCHEN 4.39m x 1.57m (14'5" x 5'2")

Fitted wall and base units, work surface, single bowl single drainer sink unit, integrated oven and hob with extractor hood above, vinyl flooring, tiled walls, double glazed window to flank.

FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, access to loft space, doors to:

BEDROOM ONE 4.68m max into bay x 3.37m max into Cpbid (15'4" max into bay x 11'1" max into Cpbid)

Double glazed bay window to front with radiator under, fitted cupboards, light, wood flooring

BEDROOM TWO 4.1m max into bay x 3.40m max into Cpbid (13'5" max into bay x 11'2" max into Cpbid)

Double glazed bay window to rear with radiator under and fitted blinds, fitted cupboards, light, wood flooring

BEDROOM THREE 2.13m x 1.93 (7'0" x 6'4")

Double glazed window to front with radiator under, wood flooring, light

FAMILY BATHROOM 2.12m x 1.93 (6'11" x 6'4")

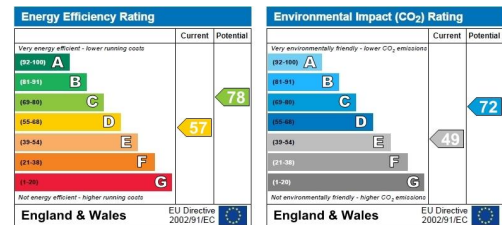
Suite comprising panelled bath with shower attachment and wall mounted shower over, wash hand basin, low level w.c, heated towel rail, opaque double glazed window to rear, storage cupboard, tiled flooring, fully tiled walls, spotlights inset to ceiling.

EXTERIOR

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

DETACHED GARAGE

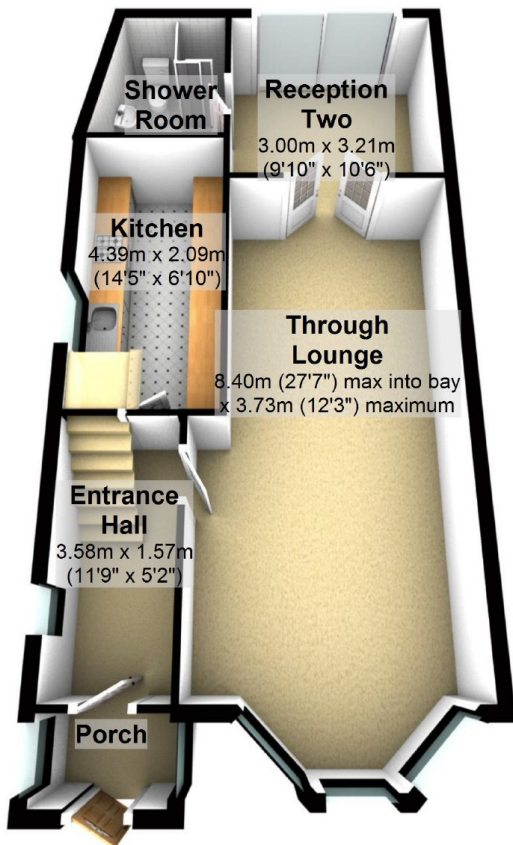
Via shared drive





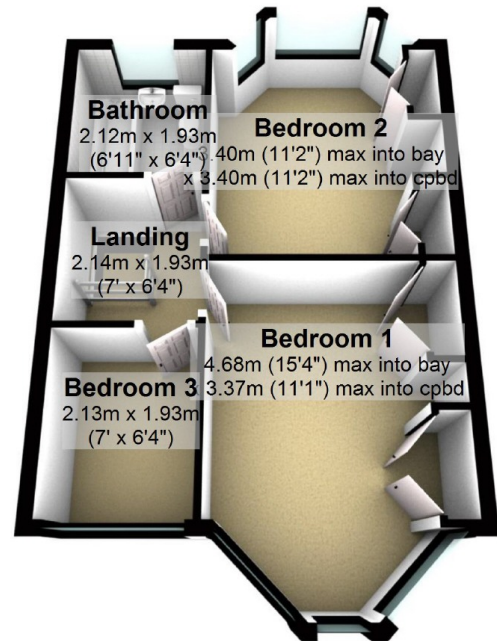
Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.3 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 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
Plan produced using PlanUp.