



Sandra Davidson are pleased to present an opportunity to acquire a very rare double fronted property situated in Redbridge. The property features two reception rooms, three good size bedrooms, gas central heating and has fantastic scope for further extensions subject to planning permission. The property is within the Redbridge and Beal schools catchment area within easy access to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-





ENTRANCE

Partly glazed wooden door with stained glass sidelights to entrance hall with wood flooring, radiator, stairs to first floor, doors to.

RECEPTION 5.08m max into bay x 3.94m max at widest (16'8" max into bay x 12'11" max at widest)

Double glazed bay window to front, wood flooring, double doors to rear, radiator, wall mounted lights

LOUNGE 4.55m x 3.15m max into alcove (14'11" x 10'4" max into alcove)

Double glazed window to front, wood flooring, wall mounted lights, radiator, brick built fire surround, walk through to kitchen/diner

KITCHEN/DINER 4.92m max x 3.10m max (16'2" max x 10'2" max)

Fitted wall and base units, work surface, fitted store cupboard, door to under stairs store, plumbing and services for washing machine, wall mounted boiler, one bowl sink with drainer unit, radiator, two double glazed windows to rear, door to:-

LEAN -TO 2.97m x 2.57m (9'9" x 8'5")

Vinyl flooring, windows to rear, door to rear garden.

FIRST FLOOR LANDING

Wood flooring, access to loft space, double glazed window to flank, doors to:-

BEDROOM ONE 4.92m max into Cpbd x 4.10m max (16'2" max into Cpbd x 13'5" max)

Double glazed window to front, two light oriel bay to front, radiator, fitted cupboards, fitted carpet.

BEDROOM TWO 5.08m x 3.17m max into Cpbd (16'8" x 10'5" max into Cpbd)

Double glazed window to front with radiator under, double glazed window to rear with radiator under, fitted cupboards, fitted carpet.

BEDROOM THREE 3.54m max x 3.15m max (11'7" max x 10'4" max)

Double glazed window to rear, radiator carpet, fitted cupboard

SEPARATE WC

Vinyl flooring, opaque double glazed window to rear,

FAMILY BATHROOM 1.91m x 1.52m (6'3" x 5'0")

Bath, hand wash basin inset to vanity unit, chrome plated heated towel rail, partly tiled walls, opaque double glazed window to rear

EXTERIOR

The rear garden is approximately 60' with paved patio area remainder lawn, side access gate, security lighting, outside tap.

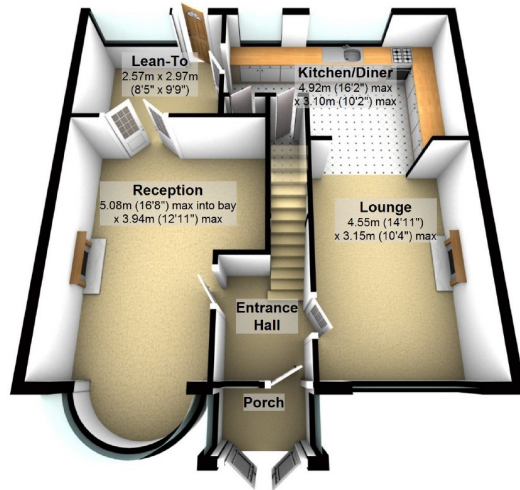






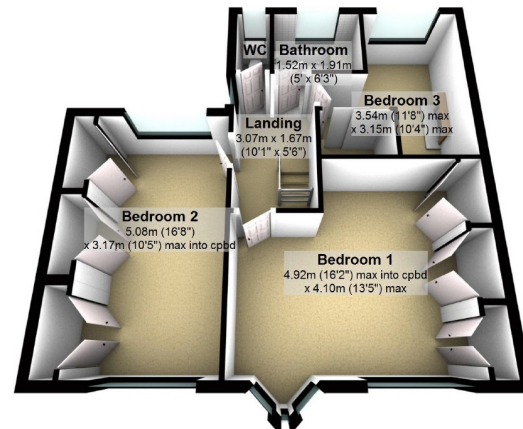
Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.3 sq. feet)



Total area: approx. 119.2 sq. metres (1282.5 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
Plan produced using PlanUp.