



## Sussex Close, Redbridge, IG4 5DP

### Offers in excess of £475,000

Sandra Davidson is pleased to offer a rare opportunity to acquire this well maintained, extended family home on a sought after close in Redbridge. The property features two receptions, extended, fitted kitchen and shower room on the ground floor, three bedrooms and family bathroom on the first floor, a spacious loft room, rear garden, and a garage en-bloc. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge and Gants Hill Central Line stations and can only be fully appreciated by an internal inspection.

The property comprises:-

- Well Presented
- Three Bedrooms
- Loft Room
- Two Bathrooms
- Garage En Bloc
- CHAIN FREE!





## ENTRANCE

Via double glazed door with double glazed sidelights, wood flooring, fitted storage, glazed door leading into open plan reception:-

## RECEPTION 4.48m x 4.37m (14'8" x 14'4")

Double glazed window to front, radiator, wood flooring, carpeted stairs leading to first floor, access to under stairs storage,

## STUDY 3.06m x 2.3m (10'0" x 7'7")

Double glazed window to flank, wood flooring, radiator, extractor fan

## KITCHEN 3m x 2.7m (9'10" x 8'10")

Fitted wall and base units, work surface with tiled splash back, four ring gas hob with extractor hood above, integral oven/grill, space and services for washing machine, one bowl sink with drainer unit, tiled flooring, wall mounted boiler, double glazed window to rear, double glazed door to rear leading into rear garden, door to:-

## GROUND FLOOR SHOWER ROOM

Enclosed walk-in shower cubicle, wall hung hand wash basin, low level WC, wall mounted mirrored medicine cabinet, tiled flooring, tiled walls, double glazed window to rear

## FIRST FLOOR LANDING

Wood flooring, access to loft room, doors to:-

## BEDROOM ONE 4.8m x 2.61m (15'9" x 8'7")

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

## BEDROOM TWO 2.81m x 2.56m (9'3" x 8'5")

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

## BEDROOM THREE 3.29m x 1.82m (10'10" x 6'0")

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

## BATHROOM 1.89m x 1.86m (6'2" x 6'1")

Bathtub, pedestal hand wash basin, low level WC, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.

## LOFT ROOM 4.39m x 2.29m (14'5" x 7'6")

Sky light window to rear, fitted carpet, access to eaves stores, light

## EXTERIOR 5m (16'5")

The paved rear garden measure approximately 16'

## GARAGE

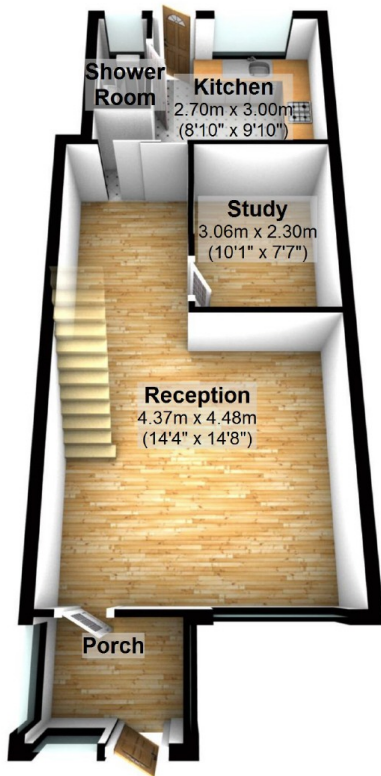
With up and over door.





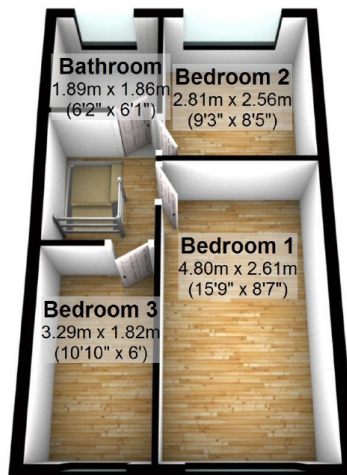
### Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



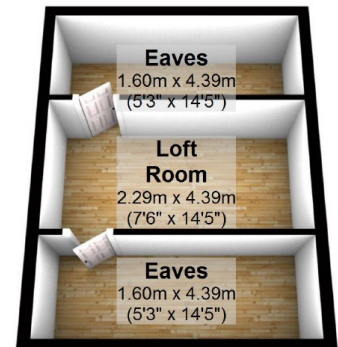
### First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



### Loft

Approx. 25.0 sq. metres (268.8 sq. feet)



Total area: approx. 108.2 sq. metres (1164.4 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.