



Sandra Davidson are delighted to present an opportunity to acquire a very rare, fully detached bungalow which has been part extended, maintained to an extremely high standard and is offered chain free. This family home features four/five bedrooms, three reception rooms, a kitchen/diner, loft room, off street parking for multiple cars and scope for further extension subject to planning. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be appreciated by an internal inspection. The property comprises:-





ENTRANCE

Fully enclosed storm porch leading to partly glazed door and sidelight to entrance hall with laminate wood flooring, built-in cupboard housing alarm panel and meters, access to loft via pull down ladder.

RECEPTION ONE 5.71m into bay x 3.62m into alcove (18'9" into bay x 11'11" into alcove)

Bay window to front, two radiators with fitted shelves above, period stained glass windows to flank, laminate wood flooring, coving, alarm sensor.

BEDROOM ONE 5.71m max into bay x 3.25m into alcove (18'9" max into bay x 10'8" into alcove)

Bay window to front with fitted curtains, laminate wood flooring, radiator, stained glass windows to flank with fitted blinds, fitted wardrobes with space for double bed and matching fitted dressing table unit.

BEDROOM TWO 4.69m x 3.18m (15'5" x 10'5")

Single glazed French doors to rear, laminate wood flooring, fitted wardrobes, t.v point, ceiling rose, alarm sensor.

BATHROOM

White suite comprising panelled bath with

shower and glass screen, wash hand basin, low level w.c, heated towel rail, fully tiled walls, vinyl flooring, window to flank with fitted blinds,

ADDITIONAL W.C

Low level w.c, tiled walls and flooring, radiator, towel rail, wash hand basin.

KITCHEN/DINER

KITCHEN AREA 3.50m x 2.99m (11'6" x 9'10")

Fitted wall and base units, work surface, double bowl stainless steel sink unit with mixer taps, tiled splash back, fully tiled walls, tiled flooring, radiator. built in electric oven and hob with brushed steel extractor hood above, plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, spotlights inset in ceiling, window to rear, partly glazed door to flank.

DINING AREA 3.19m x 1.99m (10'6" x 6'6")

Tiled flooring, radiator, spotlights inset in ceiling, doors leading to:-

CONSERVATORY 5.08m x 2.76m (16'8" x 9'1")

Laminate wood flooring, partly tiled walls, casement windows and double doors to

rear, fitted roller blinds, access to:-

BEDROOM THREE 3.06m x 2.18m (10'0" x 7'2")

Single glazed window to front with fitted blind, further window to flank with fitted blind, spotlights inset in ceiling, laminate wood flooring, radiator.

BEDROOM FOUR 3.12m x 2.18m (10'3" x 7'2")

Casement windows to flank and rear, tiled walls, laminate wood flooring, radiator.

LOFT ROOM 5.18m max into eaves x 6.18m max into eaves (17'0" max into eaves x 20'3" max into eaves)

Velux window to rear, laminate wood flooring, power and lighting, storage to eaves.

EXTERIOR

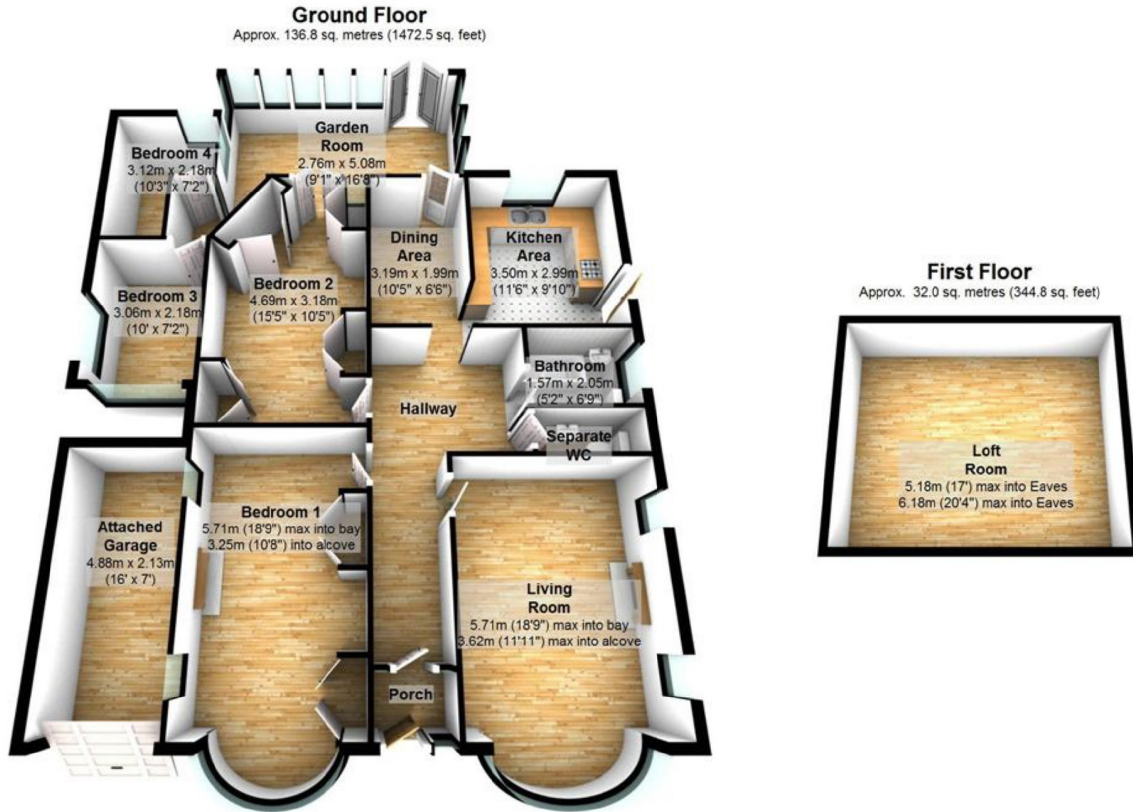
The rear garden is approximately 60' with raised patio area remainder lawn with mature flower and shrub borders, mature trees, timber storage shed, personal access from both sides of the property.

ATTACHED GARAGE 4.88m x 2.13m (16'0" x 7'0")

Reached via own driveway which has space for five vehicles, with up and over door,







Total area: approx. 168.8 sq. metres (1817.3 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 The Mobile Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			70
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F		32	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	