



Sandra Davidson are pleased to offer a rare opportunity to acquire an extended, larger than average, fully detached family home on one of Redbridge's most sought after roads. The property has been well maintained and features two reception rooms, four bedrooms, fitted kitchen/diner an integral garage as well as off street parking to the front and an 80' un-overlooked rear garden. The property is situated 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

Large fully enclosed storm porch leading to double doors to entrance hall with radiator, wood panelling to walls, coving, fitted carpet, understairs storage cupboard, carpeted stairs to first floor.

LOUNGE 4.85m x 4.24m into bay (15'11" x 13'11" into bay)

Double glazed casement window to front, fitted carpet, coving, picture rail, wall lights, radiator, stained glass window to porch.

SITTING ROOM 4.23m x 4.51m (13'11" x 14'10")

Fully double glazed doors and bay window to rear, fitted carpet, radiator, ceiling beams, wood panelling to walls, feature fire place with tiled surround.

GROUND FLOOR W.C

Low level w.c, corner wash hand basin, fitted carpet, fully tiled walls, extractor fan.

KITCHEN/DINER 4.23m x 4.38m (13'11" x 14'4")

X 4.38m Fitted wall and base units, tiled work surface, one and a half bowl single drainer sink unit, partly tiled walls, tiled flooring, spotlights inset in ceiling, wooden beams to ceiling, plumbing for washing

machine and tumble dryer, integrated oven and microwave, further integrated hob with extractor hood, double glazed casement window and fully glazed door to rear.

LANDING

Being spacious with fitted carpet, access to loft space, feature wood panelling to walls, double glazed window to flank, radiator.

BEDROOM ONE 4.86m x 4.37m (15'11" x 14'4")

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

BEDROOM TWO 3.67m x 3.74m (12'0" x 12'3")

Double glazed window to rear with radiator under, picture rail, laminate wood flooring.

BEDROOM THREE 4.68m x 2.52m (15'4" x 8'3")

Double glazed window to front with radiator under, laminate wood flooring, picture rail.

BEDROOM FOUR 3.18m x 1.84m (10'5" x 6'0")

Double glazed window to front, laminate wood flooring, picture rail,

BATHROOM/W.C

Suite comprising panelled bath, fully enclosed shower cubicle, low level w.c, his and hers sinks inset in vanity unit with storage below, fitted carpet, tiled walls, radiator, double glazed opaque window to rear, storage cupboard.

EXTERIOR

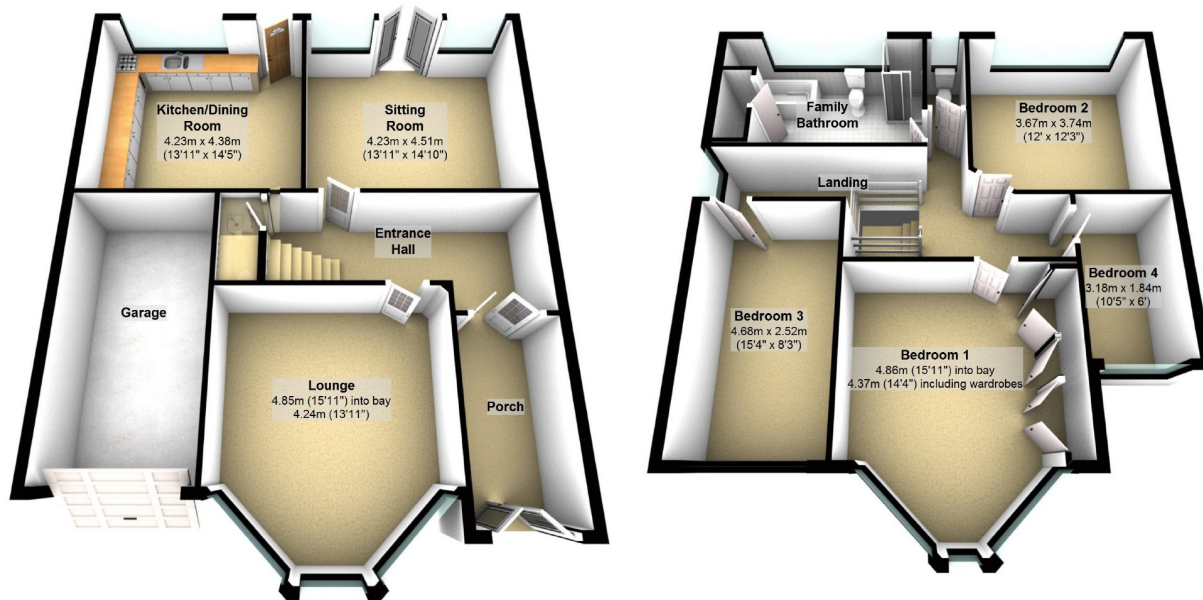
The un-overlooked rear garden measures approximately 80' and has a paved patio area, remainder lawn with mature flower and shrub borders. Further paved patio area to rear with timber storage shed. Personal side access gate.

To the front of the property there is off street parking with flower beds.

ATTACHED GARAGE







Total area: approx. 189.7 sq. metres (2041.4 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.sandradaavidson.com
Plan produced using The Mobile Agent.