



Sandra Davidson are privileged to offer a rare opportunity to acquire a modern build, detached, family home on a sought after road within the Redbridge and Beal Schools' catchment. This immaculately presented, detached property offers it's own splendour of modern finishes. The property benefits from, a large lounge, four bedrooms (one en-suite), kitchen/diner, family bathroom, rear garden and detached double garage.

This property is offered chain free, has scope to further extend (s.t.p), can only be appreciated by internal inspection and comprises:-





### ENTRANCE

Via partly glazed door into entrance hall with, tiled flooring, fitted storage, radiator, feature light, understairs cupboard housing fuse board, carpeted stairs to first floor, doors to:

### GROUND FLOOR WC 1.54m x 1.37m (5'1" x 4'6")

Low level WC, pedestal hand wash basin, vinyl flooring, tiled walls, radiator, extractor fan, light

### LOUNGE 6.44m max x 4.74m max (21'2" max x 15'7" max)

Double glazed window to rear, two further double glazed windows to flank, double glazed french doors to rear leading into rear garden, fitted carpet, radiator, light.

### KITCHEN/DINER 4.16m max x 3.78m max (13'8" max x 12'5" max)

Double glazed window to front with fitted blind, further double glazed window to flank with fitted blind, fitted wall and base units, work surface, four ring hob with extractor hood above, integral oven/grill, integral washing machine and dishwasher, spotlights to ceiling, tiled flooring.

### FIRST FLOOR LANDING

Fitted carpet, access to loft space, feature

light, airing cupboard housing boiler, doors to:

### MASTER BEDROOM 3.77m max x 2.84m max (12'4" max x 9'4" max)

Double glazed window to rear with radiator under, fitted cupboard, fitted carpet, feature light.

### EN SUITE

Enclosed walk-in shower cubicle with hidden faucet, low level WC, with hidden cistern, wall hung hand wash basin, wall mounted mirrored vanity unit, radiator, spotlights to ceiling, double glazed opaque window to rear, tiled floor, partly tiled walls.

### BEDROOM TWO 3.51m max x 3.49m max (11'6" max x 11'5" max)

Double glazed window to front with radiator under, further double glazed window to flank, fitted cupboard, fitted carpet, light

### BEDROOM THREE 3.09m max x 2.28m max (10'2" max x 7'6" max)

Double glazed window to front with radiator under, fitted carpet, light.

### BEDROOM FOUR 2.71m x 2.48m (8'11" x 8'2")

Double glazed window to flank, fitted carpet, radiator, fitted shelving, light.

### FAMILY BATHROOM 2.58m max x 2.31m max (8'6" max x 7'7" max)

Low level WC with hidden cistern, hand wash basin inset to vanity unit, bathtub with shower screen, fitted storage, extractor fan, radiator, spotlights inset to ceiling, tiled floor, partly tiled walls

### EXTERIOR 17m (55'9")

The rear garden measure approximately 56' with paved area to front and remainder laid lawn, external lights, door to side access.

### DETACHED DOUBLE GARAGE 5.84m x 5.42m (19'2" x 17'9")

Electric up and over door, power and lighting.

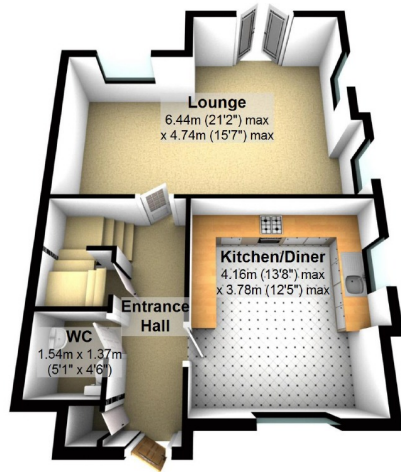






### Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



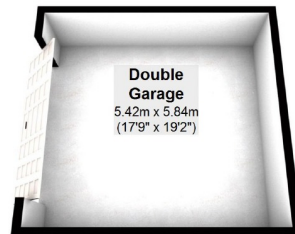
### First Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



### Detached Garage

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 144.6 sq. metres (1556.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		<b>86</b>	<b>87</b>

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