

**Sandra Davidson**  
ESTATE AGENTS



**Cobbetts Avenue, Redbridge, IG4 5JR**  
**£1,750 Per calendar month**



Sandra Davidson are pleased to offer a rare opportunity to rent this immaculately presented, Four Bedroom Detached Family Home. The property has been refurbished to an extremely high standard and features two reception rooms, four bedrooms, en-suite to master bedroom, modern fitted kitchen/dining room, ground floor w/c, detached garage.

The property is situated in a popular turning within the Redbridge and Beal schools catchment area within easy access to Redbridge Central Line station and is available immediately and comprises:-





### ENTRANCE

Fully enclosed storm porch leading to wooden door and sidelight, into entrance hall with Oak wood flooring, radiator, window to front, spotlights inset in ceiling, open plan staircase, understairs storage cupboard, intruder alarm panel, further radiator, door to:-

### LIVING ROOM 8.443m x 4.648m at widest point (27'8" x 15'3" at widest point)

Oak wood flooring, bay window to front with radiator, spotlights inset in ceiling, windows to flank, french doors to rear, velux roof light window, radiator.

### DINING ROOM 6.790m into bay x 3.451m (22'3" into bay x 11'4")

Window to front, Oak wood flooring, period coving, French doors with sidelights in bay to rear, radiators.

### KITCHEN/BREAKFAST ROOM 4.686m x 3.627m (15'5" x 11'11")

Fitted wall and base units, granite work surface, breakfast bar with storage underneath, stainless steel one and a half bowl sink unit with drainer integrated into worktop, continuation of granite worktop as splash back, 6 ring burner gas hob with double oven, stainless steel splashback, built-in larder cupboard, integrated dish washer

and washing machine, space for fridge/freezer, tiled flooring with underfloor heating, velux roof light with feature full height ceiling, door to flank, spotlights inset in ceiling with further feature contemporary

### GROUND FLOOR W.C 1.691m x 0.809m (5'7" x 2'8")

Low level w.c, fully tiled walls and flooring, wash hand basin with fitted glass shelf.

### LANDING

Fitted carpet, spotlights inset to ceiling, further storage cupboard which houses the megaflo hot water cylinder.

### MASTER BEDROOM 5.740m x 4.648m (18'10" x 15'3")

Feature full height ceiling, window to front with radiator under, fitted carpet, spotlights inset in ceiling, fitted wardrobes.

### ENSUITE SHOWER 2.173m x 1.784m (7'1" x 5'10")

Shower enclosure with folding glass doors, chrome thermostatic mixer valve with fitted shower head and body jets, low level w.c, contemporary style hand wash basin, fully tiled walls, tiled flooring, underfloor heating, heated towel rail, extractor fan.

### BEDROOM TWO 3.859m x 2.853m (12'8" x 9'4")

Window to front with radiator under, fitted

carpet, spotlights inset in ceiling.

### BEDROOM THREE 2.772m x 2.649m (9'1" x 8'8")

Window to rear with radiator under, fitted carpet, spotlights inset in ceiling, built-in storage cupboard.

### BEDROOM FOUR 3.527m x 2.863m (11'7" x 9'5")

Window to front with radiator under, fitted carpet, spotlights inset in ceiling, built-in storage cupboard.

### FAMILY BATHROOM 2.418m x 1.684m (7'11" x 5'6")

White suite comprising panelled bath with mixer taps and handheld shower, chrome thermostatic mixer valve with rainwater fall shower head, fitted shower screen, low level w.c, wash hand basin, fitted medicine cabinet with mirror, tiled walls, tiled flooring, opaque window to rear, fitted glass shelves.

### EXTERIOR

The rear garden is approximately 70' with paved patio area with brick wall surround, remainder to lawn with flower beds, mature shrubs and trees.

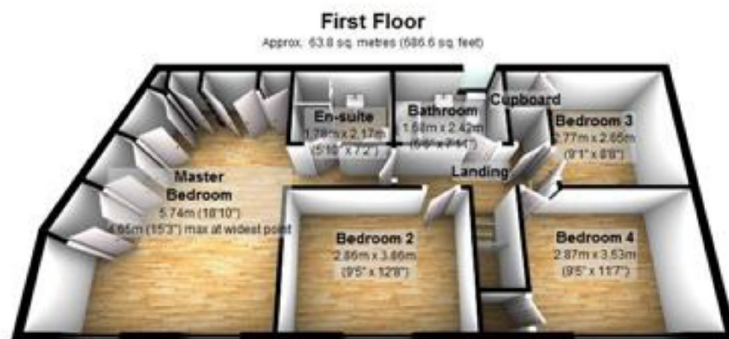
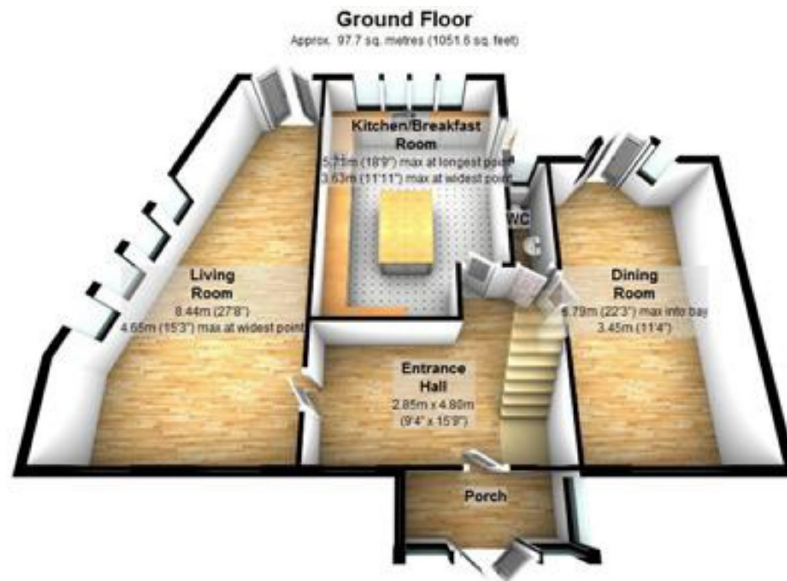
To the front of the property there is off street parking.

### DETACHED GARAGE

Up and over door, further door to rear.







**Detached Garage**  
Approx. 20.1 sq. metres (216.3 sq. feet)



Total area: approx. 181.6 sq. metres (1954.5 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](http://www.sandradaavidson.com)  
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