



Sandra Davidson are pleased to offer a rare opportunity to acquire this immaculately presented, end terrace, double fronted family home. The property has been refurbished to an extremely high standard and features two reception rooms, four bedrooms, contemporary style fitted kitchen with dining area, en-suite shower room and off street parking. 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 HALL

Period partly glazed wooden door and original sidelights with stained glass to entrance hall with fitted carpet, radiator, dado rail, picture rail, understairs cloaks cupboard, carpeted stairs to first floor, door to:-

SITTING ROOM 5.604m into bay x 3.097m (18'4" into bay x 10'2")

Double glazed bay window to front with fitted venetian blinds and radiator under, fitted carpet, spotlights inset in ceiling, picture rail, feature coving, partly glazed doors to kitchen.

LOUNGE 6.286m x 3.133m (20'8" x 10'3")

Double glazed bay window to front with fitted venetian blinds and radiator under, further inset gas fireplace with tiled surround, laminate wood flooring, spotlights inset to ceiling, picture rail, feature coving, opening to:-

DINING AREA 3.028m x 2.523m (9'11" x 8'3")

Double glazed folding french doors to rear, tiled flooring, picture rail, feature coving, door to:-

FITTED KITCHEN 4.917m (max) x 3.134m (max) (16'2" (max) x 10'3" (max))

Fitted wall and base units with work surface and feature metallic tiled splashback, Range cooker with double oven and eight ring gas hob with feature metallic tiled splashback and extractor hood over, space and services for American style fridge/freezer, space and services for washing machine and dishwasher, sunken ceramic single bowl sink and drainer with stainless steel mixer tap, vinyl flooring,

radiator, double glazed casement windows to rear, spotlights inset to ceiling, door to:-

GROUND FLOOR W.C 1.867m at longest point x 1.184m at widest point (6'2" at longest point x 3'10" at widest point)

Low level w.c, wash hand basin, fitted shelving, tiled flooring, partly wooden clad walls, opaque double glazed casement window to rear, radiator, wall mounted boiler.

LANDING

Fitted carpet, dado rail, feature coving.

BEDROOM ONE 5.330m into bay and fitted wardrobes x 4.930m max (17'6" into bay and fitted wardrobes x 16'2" max)

Double glazed bay window to front with fitted venetian blinds and radiator under, further double glazed window to front with venetian blind, fitted wardrobe, hand wash basin inset to vanity unit with tiled splashback, fitted carpet, picture rail, feature coving, skirting board.

BEDROOM TWO 5.340m into bay x 3.108m into alcove (17'6" into bay x 10'2" into alcove)

Double glazed bay window to front with fitted venetian blinds and radiator under, laminate wood flooring, picture rail, feature coving, skirting board, door to:-

EN-SUITE 3.104m x 0.859m (10'2" x 2'10")

Enclosed shower cubicle with bi folding doors, thermostatic mixer valve with shower, handrail and fold down chair, low level w.c, wash hand basin with feature fitted mirror over, chrome plated heated towel rail, tiled flooring, tiled walls.

BEDROOM THREE 3.046m x 2.580m (10'0" x 8'6")

Double glazed window to rear, laminate wood flooring, fitted wardrobe with fitted wall units, picture rail, fitted shelf, radiator, skirting board.

BEDROOM FOUR 3.682m into fitted wardrobes x 2.295m (12'1" into fitted wardrobes x 7'6")

Double glazed window to rear, fitted carpet, picture rail, radiator, feature coving and skirting board.

FAMILY BATHROOM 3.046m x 2.580m (10'0" x 8'6")

Contemporary suite, comprising panelled bath with chrome plated mixer taps, enclosed shower cubicle with sliding doors, thermostatic mixer valve with shower, low level w.c with hidden cistern, wash hand basin inset to vanity unit with chrome plated mixer tap and feature fitted backlit mirror over, chrome plated heated towel rail, tiled flooring, tiled walls, opaque windows to flank, spotlights inset to ceiling.

EXTERIOR

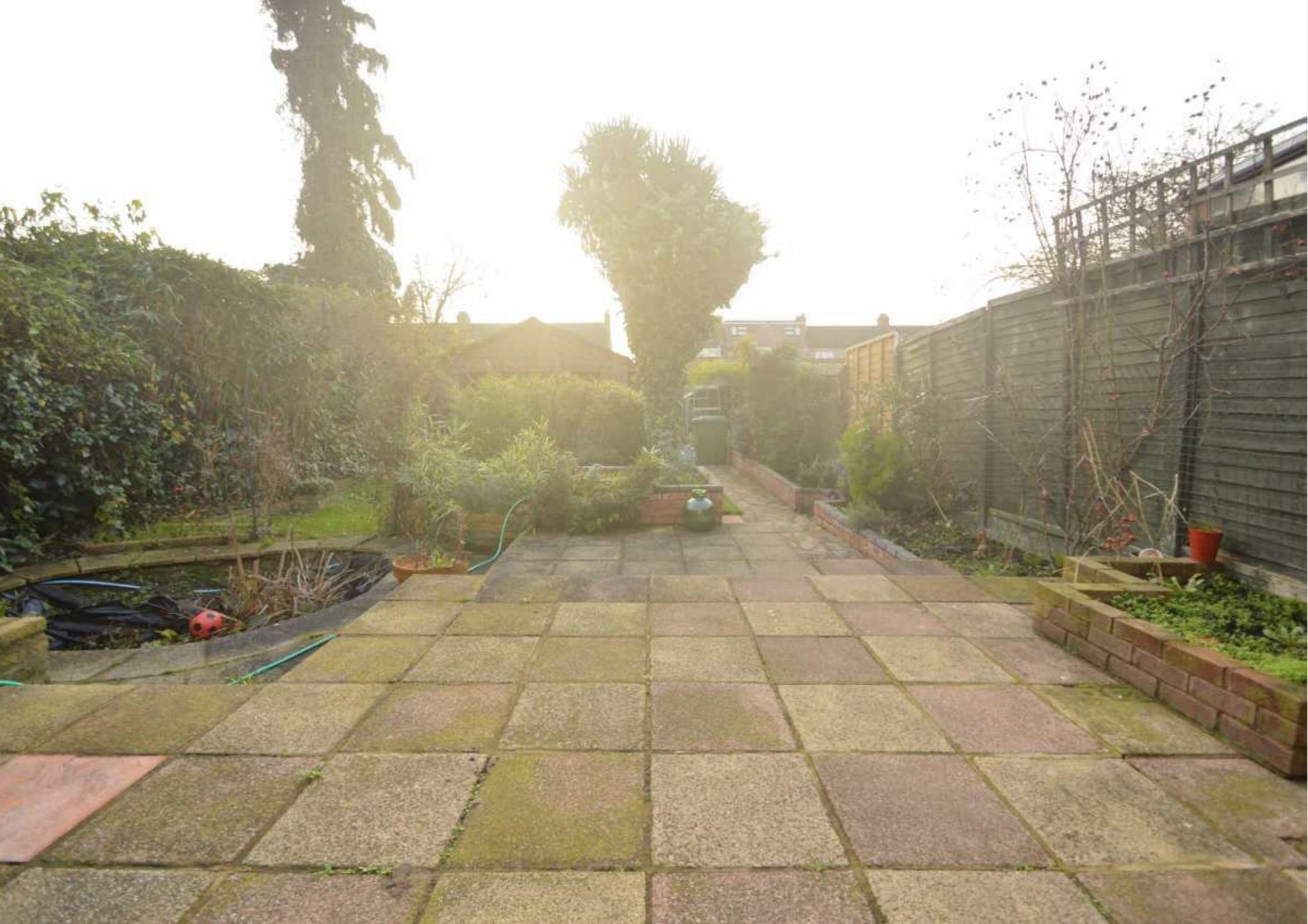
The rear garden is approximately 80' and is mainly paved with some lawn areas, mature shrubs, pond, personal side access and detached annexe.

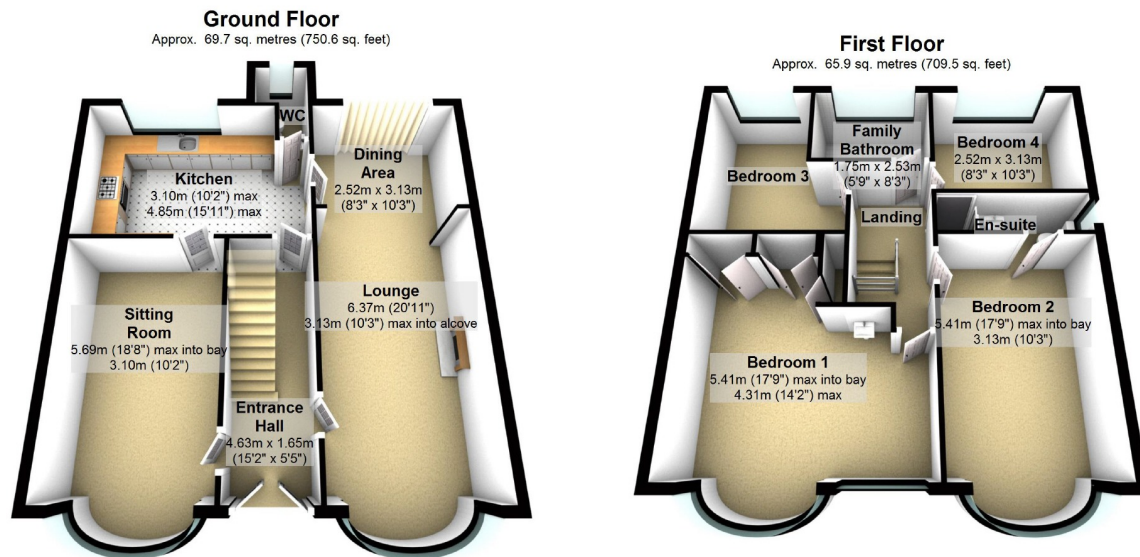
There is also a slip road to the rear which can be accessed from Widecombe Gardens or Keswick Gardens.

DETACHED ANNEXE 6.004m x 6.001m (19'8" x 19'8")

Brick built, opaque double glazed windows to flank, security light, glazed wooden framed wooden doors.







Total area: approx. 135.6 sq. metres (1460.1 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
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