



Sandra Davidson are pleased to present a rare opportunity to acquire this well presented, spacious, extended chalet bungalow on the popular Hill Top estate in Woodford Green. This family home features four bedrooms, two reception rooms, an extended kitchen and two bathrooms. The property is situated within the Caterham school catchment area with easy access to transport links and can only be appreciated by an internal inspection. The property comprises:-





ENTRANCE

Fully enclosed storm porch leading to partly glazed wooden door to:-

LOUNGE AREA 4.84m max into bay x 2.83m (15'11" max into bay x 9'3")

Double glazed bay window to front with radiator under, wood flooring, dado rail, ceiling rose with feature light, radiator

SITTING ROOM 4.67m x 3.90m (15'4" x 12'10")

Ornate period coving, ornate ceiling rose with feature light, timber fire surround with inset gas fire, picture rail, radiator, wood flooring, walk-through to dining area;-

DINING AREA 3.10m x 3.10m (10'2" x 10'2")

Double glazed bay window to rear with radiator under, wall mounted lights, serving hatch to kitchen.

GROUND FLOOR BATHROOM 2.00m x 1.52m (6'7" x 5'0")

White suit comprising panelled bath tub, hand wash basin inset to vanity unit, w.c, fully tiled walls and floor, spotlights inset to ceiling, double glazed opaque window to flank

BEDROOM ONE 4.84m max into bay x 3.90m (15'11" max into bay x 12'10")

Double glazed bay window to front with radiator under, fitted wardrobes, fitted carpet

KITCHEN 5.77m x 2.83m (18'11" x 9'3")

Fitted wall and base units, work surface, tiled upstand, integral oven and grill, 5 ring gas burner with extractor hood, wall mounted boiler, one and half bowl sink with drainer, double glazed window to rear, door to rear leading into garden

FIRST FLOOR LANDING

Carpet, light, doors to;-

FIRST FLOOR W.C 1.94m x 1.76m (6'4" x 5'9")

Opaque double glazed window to flank, w.c, pedestal hand wash basin, tiled walls, radiator, eaves storage, vinyl floor

BEDROOM TWO 4.19m x 2.66m (13'9" x 8'9")

Double glazed window to rear with radiator under, fitted wardrobe, fitted carpet, light

BEDROOM THREE 4.19m max x 2.93m max (13'9" max x 9'7" max)

Double glazed window to rear with radiator under, fitted wardrobe, fitted carpet, light

BEDROOM FOUR 2.66m x 2.42m (8'9" x 7'11")

Skylight to front, wood flooring, eaves storage to front, light

EXTERIOR

The rear garden measures approximately 45'

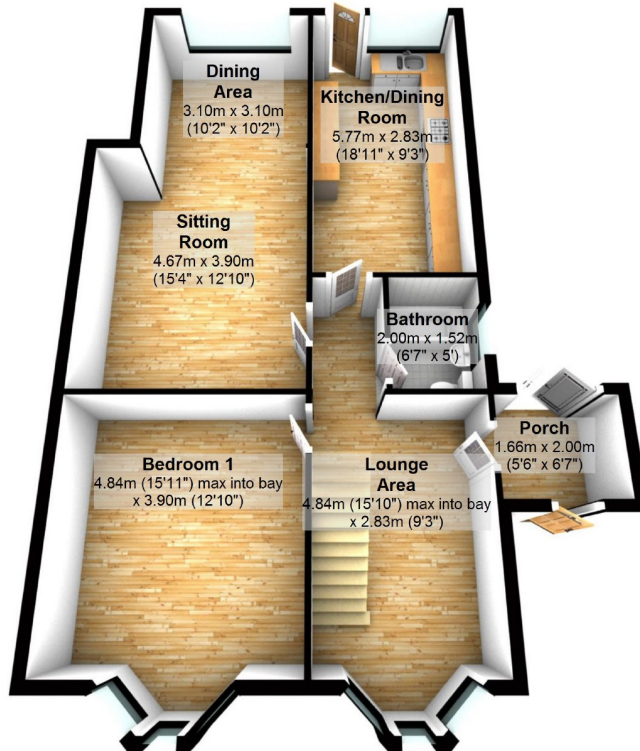
To the front of the property there is off street parking for multiple cars





Ground Floor

Approx. 84.2 sq. metres (906.2 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 120.8 sq. metres (1300.1 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.