



Sandra Davidson are pleased to present a rare opportunity to acquire this well maintained, four bedroom semi detached family home situated on a popular road within the Redbridge and Beal school catchments and within easy access to Redbridge central line station and local amenities. The property benefits from four bedrooms, through lounge, fitted kitchen, large un-overlooked rear garden and an attached garage offering scope for large extensions (SSTP) . The property comprises:-





### ENTRANCE

Into entrance hall via partly glazed wooden door with sidelight window, fitted carpet, radiator, ceiling rose, ornamental ceiling mouldings, picture rail, dado rail, carpeted stairs to first floor, under stairs cupboard housing meters, doors to:-

### THROUGH LOUNGE 10.10m max into bay x 4.41m max into alcove (33'2" max into bay x 14'6" max into

Original period single glazed wooden frame bay window to front with stained glass window above, ceiling roses with feature chandeliers, wall mounted lights, ornamental wall mouldings and coving, fitted carpet, picture rail, wooden fire surround with inset gas fire, further single glazed wooden frame window to rear.

### KITCHEN/DINER 5.05m max x 3.80m max (16'7" max x 12'6" max)

Fitted wall and base units, work surface, 4 ring gas hob with extractor hood above, integral oven and grill, one and a half bowl single drainer sink unit, plumbing for washing machine, single glazed wooden framed window to rear, wooden framed door leading on to garden, vinyl flooring, wooden beams to ceiling, tiled walls, door to storage cupboard.

### FIRST FLOOR LANDING

Single glazed stained glass wooden frame window to flank, fitted carpet, fitted storage, access to loft space, doors to:

### BEDROOM ONE 5.24m max into bay x 4.51m max into alcove (17'2" max into bay x 14'10" max into alcove)

Original period single glazed wooden frame bay window to front with stained glass window above, radiator, fitted carpet, ceiling mouldings, ornate timber fire surround.

### BEDROOM TWO 4.62m max into Cpbld x 3.83m (15'2" max into Cpbld x 12'7")

Original period single glazed wooden frame window to rear, fitted cupboards, fitted carpet, picture rail, radiator.

### BEDROOM THREE 2.44m x 2.44m (8'0" x 8'0")

Original period single glazed wooden frame window to front, fitted cupboards, fitted carpet, picture rail, radiator.

### BEDROOM FOUR 3.83m x 3.14m (12'7" x 10'4")

Original period single glazed wooden frame window to front and rear with stained glass window above, fitted carpet,

light, picture rail, radiator.

### FAMILY BATHROOM 2.62m x 1.95m (8'7" x 6'5")

Suite comprising panelled bath with shower attachment, square pedestal hand wash basin, wc, wall mounted mirrored vanity unit, tiled walls, vinyl flooring, radiator.

### ATTACHED GARAGE 4.85m x 2.84m (15'11" x 9'4")

Wall mounted boiler, fitted shelves, power and lighting, up and over door.

### EXTERIOR

The rear garden is approximately 100' with paved area, remainder lawn with flower beds, brick built shed, personal side access gate, door to attached garage, door to outside WC.

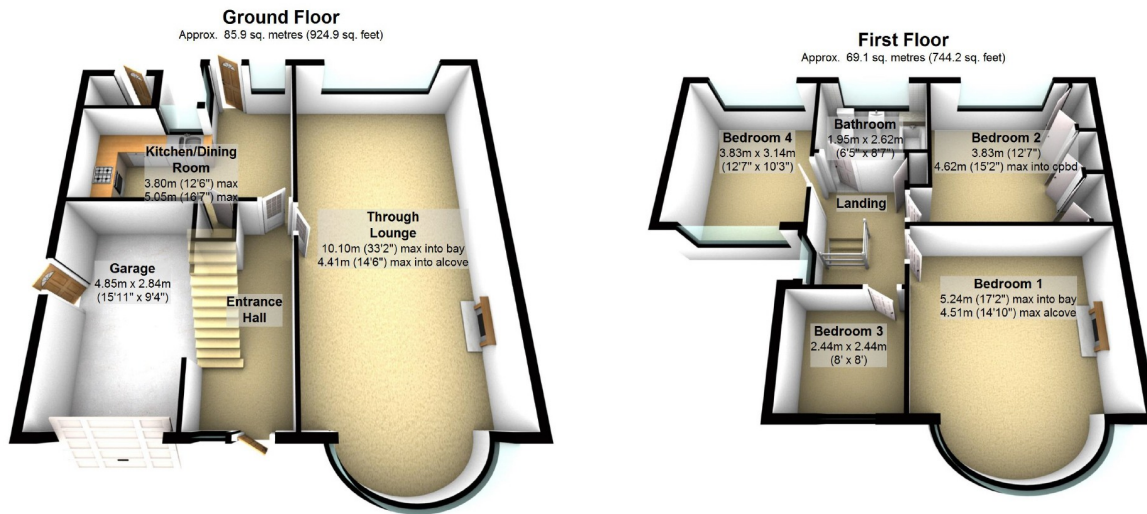
To the front of the property there is off street parking and a front garden.

### OUTSIDE WC

High level w.c with pull chain cistern







Total area: approx. 155.1 sq. metres (1669.2 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)  
Plan produced using The Mobile Agent.