

Sandra Davidson
ESTATE AGENTS



Falmouth Gardens, Redbridge, IG45JU
Offers in excess of £600,000



Sandra Davidson are pleased to offer a rare opportunity to acquire this well maintained, impressively extended, larger than average, halls adjoining family home. The property has been well extended and features two reception rooms, four large bedrooms, fitted kitchen/dining room and an integral garage as well as off street parking to the front and an 80' rear garden. The property is situated on a popular turning within the Redbridge and Beal schools catchment area within easy access to Redbridge Central Line station and can only be appreciated by an internal inspection.

The property comprises:-





ENTRANCE

Via partly glazed wooden door into entrance hall with, fitted carpet, light, warm air vents, carpeted stairs to first floor, cloakroom, doors to:-

GROUND FLOOR WC

Circular opaque window to front with inset cord operated in-glass ventilator, WC, hand wash basin inset to vanity unit, shaver socket, tiled walls, carpeted floor.

LIVING ROOM 4.81m max into bay x 3.96m max (15'9" max into bay x 13'0" max)

Double glazed bay window to front, fitted carpet, stained glass window to flank, fitted storage, Lights, thermostat, warm air vents.

LOUNGE 6.75m x 4.05m (22'2" x 13'3")

Double glazed sliding doors to rear and flank leading into garden, spotlights to ceiling, warm air vents, fitted carpet, fitted storage.

KITCHEN/DINER 4.87m max x 3.37m max (16'0" max x 11'1" max)

Fitted wall and base units, work surface, one bowl sink with inset waste disposal unit, partly tiled walls, vinyl flooring, spotlights inset in ceiling, integrated oven and microwave, further integrated hob with extractor hood, two single glazed window and fully glazed door to rear.

Utility area with plumbing for washing machine and dryer, further storage cupboard housing meters and alarm panel.

LANDING

Spacious with fitted carpet, access to loft space, lights, warm air vents, doors to:-

BEDROOM ONE 4.52m max into bay x 3.96m max into Cpb (14'10" max into bay x 13'0" max into Cpb)

Double glazed bay window to front with fitted units under, fitted carpet, warm air vents, light, fitted cupboards, door to en-suite

ENSUITE 2.54m x 2.00m (8'4" x 6'7")

Fully enclosed walk-in shower cubicle with power shower, warm air vents, fully tiled walls, fitted carpet, low level wc, handwash basin inset to vanity unit, shaver socket, spotlights to ceiling, opaque double glazed window to front, fitted storage.

BEDROOM TWO 3.31m max x 3.03m max (10'10" max x 9'11" max)

Double glazed window to front, fitted cupboards, fitted carpet, warm air vents, light.

BEDROOM THREE 3.77m max x 3.44m max into Cpb (12'4" max x 11'3" max into Cpb)

Single glazed wood framed casement opening windows to rear, fitted carpet, hand wash basin inset to full width vanity unit, fitted storage, warm air vent

BEDROOM FOUR 4.85m x 2.54m (15'11" x 8'4")

Double glazed french doors to rear leading to

juliette balcony, window to flank, fitted carpet, fitted shelving, fitted storage, sliding door to:

KITCHENETTE 1.75m x 1.63m (5'9" x 5'4")

Casement opening window to flank, fitted wall and base units, work surface with in built sink, vinyl flooring, space for fridge/freezer, light.

FAMILY BATHROOM 2.22m x 1.65m (7'3" x 5'5")

Panelled bath with shower screen, hand wash basin inset to vanity unit, opaque window to rear, warm air vent, fitted carpet, tiled walls, wall mounted mirrored medicine cabinet.

SEPARATE WC

Opaque window to rear, fully tiled walls, fitted carpet, WC.

EXTERIOR

The rear garden measures approximately 80' and has a paved patio area, remainder lawn with mature flower and shrub borders. Further paved patio area to rear with timber storage shed. Personal side access gate.

To the front of the property there is off street parking with flower beds.

INTEGRAL GARAGE 5.15m x 2.54m (16'11" x 8'4")

With up and over door, power and lighting, window to flank, door to personal side access.

BOILER ROOM





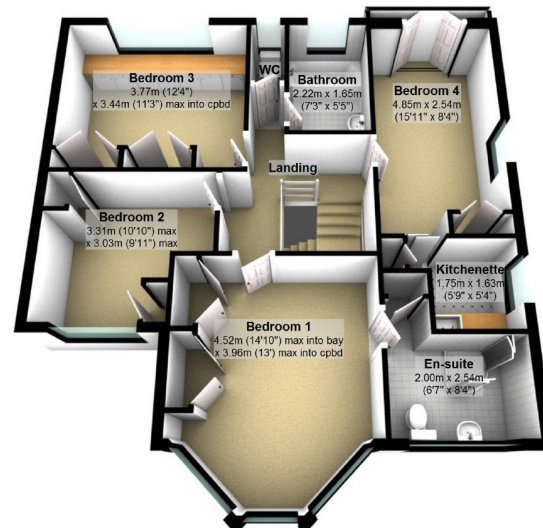
Ground Floor

Approx. 91.5 sq. metres (985.2 sq. feet)



First Floor

Approx. 61.4 sq. metres (661.4 sq. feet)



Total area: approx. 153.0 sq. metres (1646.6 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.