



Sandra Davidson are pleased to offer a wonderful opportunity to acquire this well presented, impressively extended, double fronted family home. The property has been maintained to a high standard and features two reception rooms, four bedrooms on the first floor in addition to a family bathroom, kitchen/diner, and a ground floor shower room. To the rear of the property is detached garage in addition to off street parking to the front. 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

Entrance via partly glazed UPVC doors into small porch area with fitted carpet, light, walk through to:

THROUGH LOUNGE 8.50m x 3.25m max into alcove (27'11" x 10'8" max into alcove)

Double glazed window to front with radiator under, wooden fire surround with inset gas fire, fitted carpet, further radiator to flank, two feature lights, double glazed aluminium framed sliding doors leading into rear garden, carpeted stairs leading up to first floor, door to rear lobby

KITCHEN/DINER 4.77m max x 3.08m (15'8" max x 10'1")

Fitted wall and base units, double glazed window, work surface with tiled up-stand, wood flooring, island unit with breakfast bar with space and services for washing machine and storage below, 4 ring electric hob with extractor hood above, one and half bowl single drainer stainless steel sink unit, space and services for dishwasher, doors to understairs storage, door leading into dining room.

DINING ROOM 4.40m max into bay x 3.08m max (14'5" max into bay x 10'1" max)

Double glazed square bay window to front with radiator under, fitted carpet, light.

REAR LOBBY

Vinyl floor, double glazed door leading into rear garden, door to:

GROUND FLOOR SHOWER

ROOM 1.75m x 1.37m (5'9" x 4'6")

Fully tiled walls and floor, fully enclosed shower cubicle, hand wash basin, low level wc, towel rail, extractor fan, light

FIRST FLOOR LANDING

Fitted carpet, radiator, wood banister, access to loft space doors to:-

BEDROOM ONE 4.15m max into alcove x 3.31m max (13'7" max into alcove x 10'10" max)

Double glazed window to front, fitted cupboards, fitted carpet, light.

BEDROOM TWO 4.34m max into bay x 3.08m max into Cpb (14'3" max into bay x 10'1" max into Cpb)

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

BEDROOM THREE 2.36m max x 2.15m max into Cpb (7'9" max x 7'1" max into Cpb)

Double glazed window to flank, fitted carpet, fitted cupboards, light.

FAMILY BATHROOM 2.10m x 1.87m (6'11" x 6'2")

Suite comprising panelled bathtub, low level w.c, pedestal wash hand basin, opaque double glazed window to rear, vinyl flooring, fully tiled walls, fitted extractor fan, spotlights inset to ceiling, chrome plated heated towel rail.

BEDROOM FOUR 5.23m max into Cpb x 2.75m (17'2" max into Cpb x 9'0")

Two double glazed windows to rear with radiator under, fitted carpet, fitted cupboard, light,

EXTERIOR

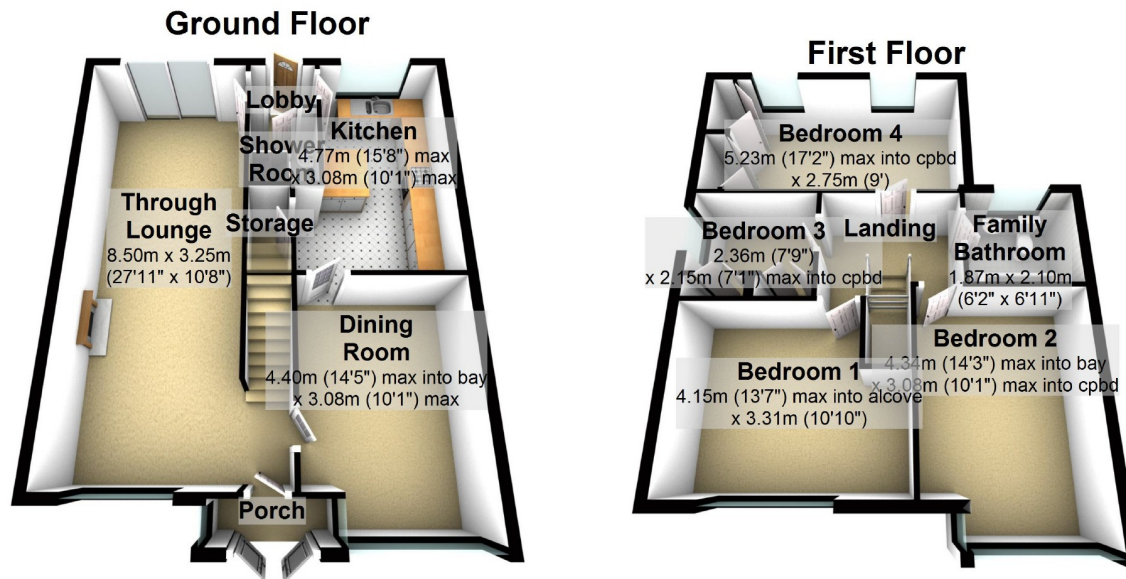
The rear garden measures approximately 65' with paved area remainder lawn with flower and shrub borders, mature pear tree, side access gate, door to detached garage. To the front of the property there is off street parking for multiple cars

DETACHED GARAGE

With up and over door accessed via a







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.