



Sandra Davidson is pleased to offer a rare opportunity to acquire this immaculately presented, largely extended family home on a sought after turning in Redbridge. The property features two receptions, open plan modern fitted kitchen/diner, four bedrooms, family bathroom, ground floor shower room, rear garden, 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 fully appreciated by an internal inspection.





ENTRANCE

Via fully enclosed storm porch with partly-glazed doors and side-light windows, wood flooring, light, original partly glazed wooden doors to entrance hallway with wood flooring with timber skirting, coving, feature radiator, spotlights to ceiling, carpeted stairs to first floor, door to:-

RECEPTION 5.46m max into bay x 3.78m (17'11" max into bay x 12'5")

Double glazed bay window to front with fitted blind and radiator under, fitted storage, feature light, wall mounted lights, wood flooring.

LARGE KITCHEN/LOUNGE

LOUNGE AREA 6.73m x 2.95m (22'1" x 9'8")

Double glazed doors to rear leading into rear garden, wood flooring, spotlights to ceiling, radiator.

KITCHEN AREA 5.79m x 4.85m (19'0" x 15'11")

Fitted high gloss wall and base units, work surface with tiled splash-back, two bowl sink with integral drainer, free standing six ring range oven with extractor hood above, integrated dish washer, integrated fridge/freezer, double glazed window to rear, tiled

flooring, radiator, spotlights to ceiling.

GROUND FLOOR SHOWER ROOM 2.10m x 1.64m (6'11" x 5'5")

Enclosed walk-in shower cubicle with power shower, hand wash basin inset to vanity unit, low level WC, fully tiled walls and flooring, chrome plated heated towel rail, extractor fan, door to;

UTILITY AREA 3.04m x 2.10m (10'0" x 6'11")

Up and over door to front, wood flooring, space and plumbing for washing machine, light, fuse board and metres.

FIRST FLOOR LANDING

Double glazed to light oriel bay window to flank, fitted carpet, access to loft space, doors to;-

BEDROOM ONE 5.34m x 3.57m (17'6" x 11'9")

Double glazed bay window to front with fitted blind and radiator under, feature light, wall mounted lights, fitted carpet.

BEDROOM TWO 3.67m x 3.17m (12'0" x 10'5")

Double glazed window to rear with fitted blind and radiator under, fitted carpet, light.

BEDROOM THREE 3.33m x 2.98m max into recess (10'11" x 9'9" max into recess)

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

BEDROOM FOUR 3.47m x 3.25m (11'5" x 10'8")

Double glazed window to rear with fitted blind and radiator under, fitted carpet, light.

FAMILY BATHROOM 2.63m x 2.32 (8'8" x 7'7")

Suite comprising of bathtub with shower over, low level WC, pedestal hand wash basin, fully tiled walls, tiled flooring, chrome plated heated towel rail, double glazed window to flank, light

EXTERIOR

The rear garden measures approximately 35' with steps down to patio area with remainder laid lawn, detached annexe to rear.

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

DETACHED ANNEXE 6.21m x 2.40m (20'4" x 7'10")

Power and lighting, wood flooring, two double glazed windows to front.

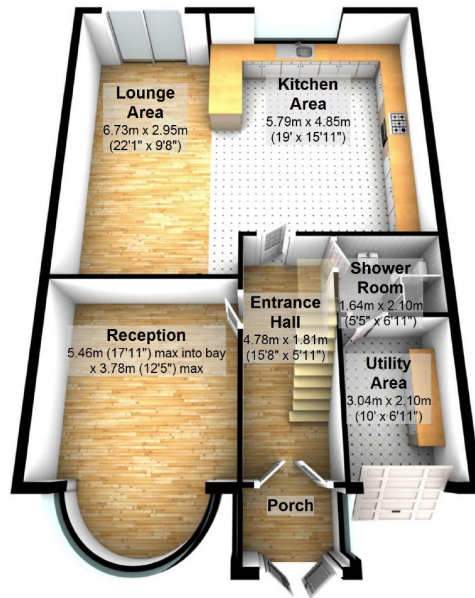






Ground Floor

Approx. 87.7 sq. metres (944.2 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.7 sq. feet)



Detached Annexe

Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 168.8 sq. metres (1816.5 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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