





Sandra Davidson are pleased to offer a rare opportunity to acquire this very well maintained, extended, double fronted, semi-detached family home. The property has scope to further extend (s.t.p) and features two reception rooms, four/five bedrooms, large family bathroom, fitted kitchen, off street parking and a 70' landscaped rear garden. 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

Fully enclosed storm porch with double glazed folding doors and tiled flooring. Glazed wooden door and period stained glass leaded sidelights to entrance hall with radiator, fitted carpet, carpeted stairs to first floor, ceiling rose, walk-through to reception area and understairs storage area with cupboard housing meters and water softener.

### RECEPTION 7.91m max into bay x 4.39m max into alcove (25'11" max into bay x 14'5" max into alcove)

Double glazed square bay window to front with fitted pelmet and radiator under, fitted carpet, ceiling rose, and coving, wall lights, electric fire, walk-through to:-  
Fitted wall lights, ceiling rose and coving, double glazed door and casement windows to rear, radiator, fitted carpet.

### KITCHEN/DINER 5.02m max x 3.21m max (16'6" max x 10'6" max)

Fitted wall and base units, work surface with tiled up-stand, single bowl single drainer inset stainless steel sink unit, four ring inset gas hob with extractor hood above, built-in oven, double glazed windows and door to rear, vinyl flooring, fitted shelving, radiator.

### LOUNGE 4.35m x 2.77m (14'3" x 9'1")

Double glazed window to front with radiator under, fitted display cabinet, door to:-

### GROUND FLOOR WC

Low level w.c, wash hand basin, vinyl flooring, fitted storage, cupboard housing boiler.

### SPLIT LEVEL FIRST FLOOR LANDING

Fitted carpet, access to loft space.

### BEDROOM ONE 4.54m max into bay x 4.39m max into Cpb (14'11" max into bay x 14'5" max into Cpb)

Double glazed square bay window to front with fitted pelmet and radiator under, fitted carpet, ceiling rose, coving, dado rail, fitted wardrobes.

### BEDROOM TWO 4.00m x 3.63m (13'1" x 11'11")

Double glazed window to rear with radiator under, fitted carpet, coving.

### BEDROOM THREE 2.57m x 2.46m (8'5" x 8'1")

Double glazed bay window to front, vinyl flooring, radiator.

### BEDROOM FOUR 4.58m x 2.77m (15'0" x 9'1")

Double glazed window to front, coving and ceiling rose, radiator, fitted wardrobe.

### FAMILY BATHROOM 3.16m x 2.83m (10'4" x 9'3")

White suite comprising panelled bath, low level w.c, wash hand basin inset in vanity unit, wall mounted medicine cabinet with fitted mirror and inset lights, radiator, heated towel rail, full enclosed double walk-in shower cubicle, vinyl flooring, fully tiled walls, opaque window to rear,

### BEDROOM FIVE/UTILITY ROOM 3.16m x 1.87m (10'4" x 6'2")

Double glazed window to rear, work surface, space and plumbing for washing machine, vinyl flooring, radiator, fitted cupboard.

### SEPERATE WC

Low level w.c, wash hand basin, vinyl flooring, opaque window to rear.

### EXTERIOR

The rear garden is approximately 70' with paved patio area remainder lawn, raised flower beds with mature shrubs and trees, brick built water feature, two timber storage sheds.

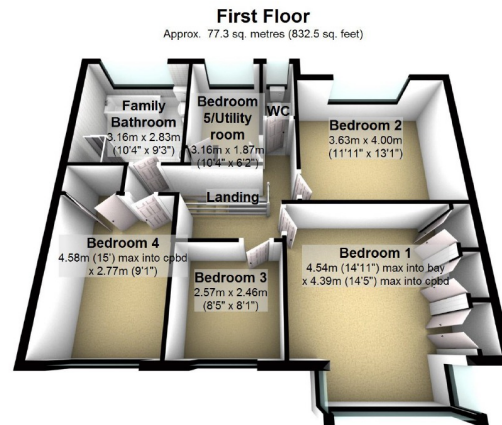
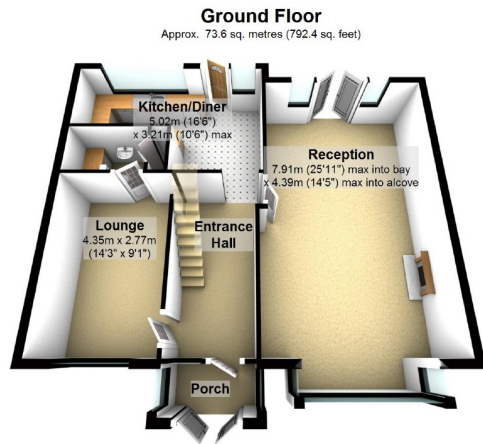












Total area: approx. 151.0 sq. metres (1624.9 sq. feet)

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)  
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