



Roding Lane South, Redbridge, IG4 5PD

Offers in excess of £390,000

Sandra Davidson are pleased to present this well maintained four bedroom house situated within the Redbridge and Beal Schools catchment area and walking distance to Redbridge Central Line station. The property features two reception rooms, fitted kitchen, bathroom and has further potential for extension subject to planning permission. The property can only be appreciated by an internal inspection and comprises:-

- Four Bedrooms
- Two Reception Rooms
- Family Bathroom/separate w.c
- Side Access to Garden
- Gas Central Heating
- Potential to Extend (SSTP)
- Beal School Catchment
- 65' Rear Garden
- Double Glazed





ENTRANCE

Via partly glazed door to entrance hall with fitted carpet, radiator, feature light, carpeted stairs to first floor, doors to:-

SITTING ROOM 4.54m max into bay x 4.00m (14'11" max into bay x 13'1")

Double glazed bay window to front, feature light, fitted wall lights, timber fire surround with inset gas fire, fitted carpet.

DINING AREA 3.43m x 3.00m (11'3" x 9'10")

Double glazed window to rear with radiator under, picture rail, fitted shelves, fitted carpet, walkthrough to:-

KITCHEN 3.43m x 2.66m (11'3" x 8'9")

Double glazed window to rear, fitted wall and base units, work surface, single bowl single drainer stainless steel sink, freestanding oven and gas hob, tiled walls, vinyl floor, extractor fan, double glazed door to garden, understairs meter cupboard.

FIRST FLOOR LANDING

Spacious with fitted carpet and access to loft space, doors to:-

BATHROOM 1.75m x 1.54m (5'9" x 5'1")

Opaque double glazed window to rear, bath with power shower, pedestal handwash basin, tiled walls, fitted carpet, light

SEPARATE W.C

Opaque double glazed window to rear, w.c, tiled walls, vinyl flooring, radiator

BEDROOM ONE 4.34m x 3.75m (14'3" x 12'4")

Two double glazed windows to front with additional secondary glazing, radiator, fitted cupboard, fitted carpet

BEDROOM TWO 3.75m x 2.01m (12'4" x 6'7")

Double glazed window to front with additional secondary glazing, radiator, fitted cupboard housing emersion tank, wood flooring

BEDROOM THREE 2.65m x 2.53m (8'8" x 8'4")

Double glazed window to rear with radiator under, fitted carpet

BEDROOM FOUR 2.94m x 2.21m (9'8" x 7'3")

Double glazed window to rear with radiator under, fitted carpet, fitted cupboard

EXTERIOR

The established rear garden is approximately 65' with paved patio remainder lawn, mature trees, flower and shrub borders, water tap, brick-built storage shed with power and lighting, side access gate situated to the front of the property.

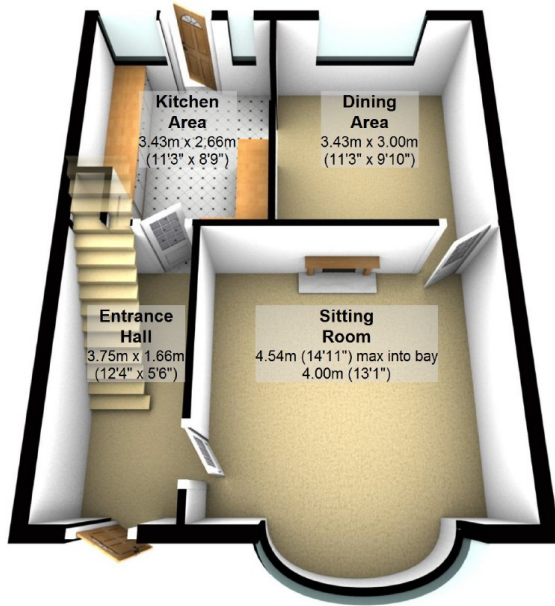
To the front of the property is a front garden.





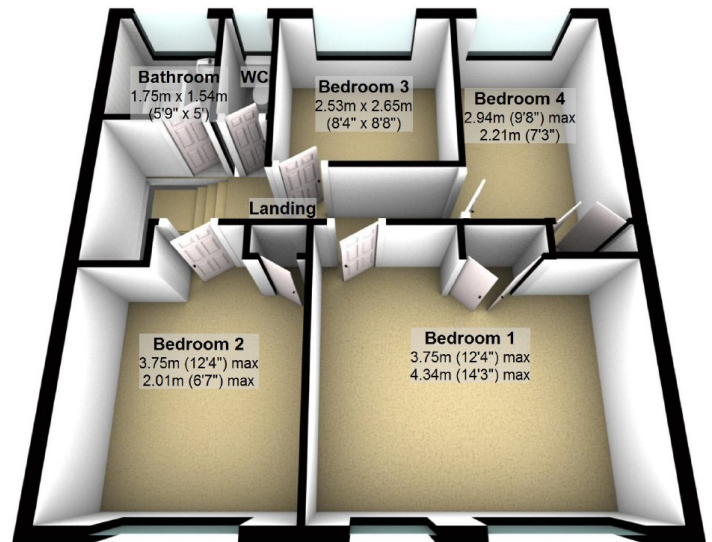
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



Total area: approx. 93.4 sq. metres (1005.8 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.sandradavidson.com
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