



Sandra Davidson are pleased to offer a rare opportunity to acquire this immaculately presented, impressively extended, double fronted family home. The property has been refurbished to an extremely high standard and features two reception rooms, four bedrooms on the first floor in addition to a family bathroom and study, kitchen/diner, utility area, ground floor shower room with off street parking. To the rear of the property is detached annexe. 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

Enclosed storm porch with fitted cupboard, dado rail and wood flooring, leading to partly glazed door to entrance hall, spotlights inset in ceiling, radiator, fitted storage, alarm panel, wooden flooring, casement opening double glazed window, period style coving and ceiling rose, carpeted stairs to first floor, door to:-

LIVING ROOM 4.33m x 3.16m (14'2" x 10'4")

Double glazed casement opening window to front with radiator under, fitted carpet, ornate ceiling rose with feature light, Georgian style coving, dado rail, pine wood skirting boards.

LOUNGE 5.55m max x 3.30m max into alcove (18'3" max x 10'10" max into alcove)

Double Glazed casement opening window to front with radiator under, wood flooring, spotlights inset in ceiling, feature wall mounted lights, contemporary feature gas fireplace, ornate ceiling rose, Georgian style coving, dado rail, pine wood skirting boards, pine wood doors to dining area.

DINING AREA 2.90m x 2.85m (9'6" x 9'4")

Double glazed french doors to rear with vertical blinds, leading to garden, wood flooring, radiator, spotlights inset in ceiling, feature contemporary wall mounted light, ceiling rose, period style coving, walk through to kitchen area:-

KITCHEN/DINER 4.55m max x 2.90m max (14'11" max x 9'6" max)

Fitted wall and base units, double glazed casement opening window with roller blind, work surface with tiled up-stand, vinyl flooring, freestanding Tecnik range cooker with 5 ring burner gas hob, hot plate, twin ovens, separate grill, stainless steel extractor hood, stainless steel splash back, single bowl single drainer stainless

steel sink unit, space and services for dishwasher, feature coving, spotlights inset in ceiling. Walk through to utility area:-

UTILITY AREA 2.72m max into cpbd (8'11" max into cpbd)

Hand made bespoke pine wood storage units, dual heating and hot water control panel, fitted carpet, period coving, spotlights inset in ceiling, door to:-

GROUND FLOOR SHOWER ROOM 2.35m max x 1.20m max (7'9" max x 3'11" max)

Comprising walk-in, enclosed, 1200mm shower cubicle with power shower, low level w.c, pedestal wash hand basin, spotlights inset in ceiling, fitted extractor fan, fully tiled walls and floors, heated chrome plated towel rail.

LANDING

Fitted carpet, dado rail, pine wood skirting boards, bespoke pine wood banister, access to loft space, ceiling rose.

BEDROOM ONE 4.13m max x 3.61 m max into Cpbd (13'7" max x 11'10" mmax into Cpbd)

Double glazed casement opening window to front with radiator under, picture rail, further radiator, fitted carpet.

BEDROOM TWO 3.88m max into Cpbd x 3.68m max int Cpbd (12'9" max into Cpbd x 12'1" max int Cpbd)

Double glazed casement opening window to front, radiator under, fitted schreiber wardrobes, ceiling rose, fitted carpet, pine wood skirting boards,

BEDROOM THREE 3.52m x 2.69m (11'7" x 8'10")

Double glazed casement opening window to rear with radiator under, ceiling rose, coving, fitted carpet, pine wood skirting boards.

BEDROOM FOUR 2.69m max x 2.55m (8'10" max x 8'4")

Accessed via study, double glazed casement opening window to rear with radiator under, pine wood skirting boards, ceiling rose,

STUDY 2.55m x 1.98m (8'4" x 6'6")

Fitted carpet, ceiling rose, pine wood skirting boards, coving, radiator.

FAMILY BATHROOM 2.22m max x 1.98m max (7'3" max x 6'6" max)

Modern suite comprising panelled P-shaped jacuzzi bathtub with fitted glass shower screen, opaque double glazed casement opening window to rear, tiled walls and floor, fitted extractor fan, chrome plated heated towel rail, low level w.c, pedestal wash hand basin.

EXTERIOR

The rear garden measures approximately 45' with decked area with steps down to paved area and remainder lawn, exterior tap, wall mounted exterior lights, ceramic apron sink with hot and cold water taps, granite tiled splashback. To the rear of the garden there is a detached garage.

To the front of the property there is off street parking.

DETACHED ANNEXE 7.38m x 6.10m (24'3" x 20'0")

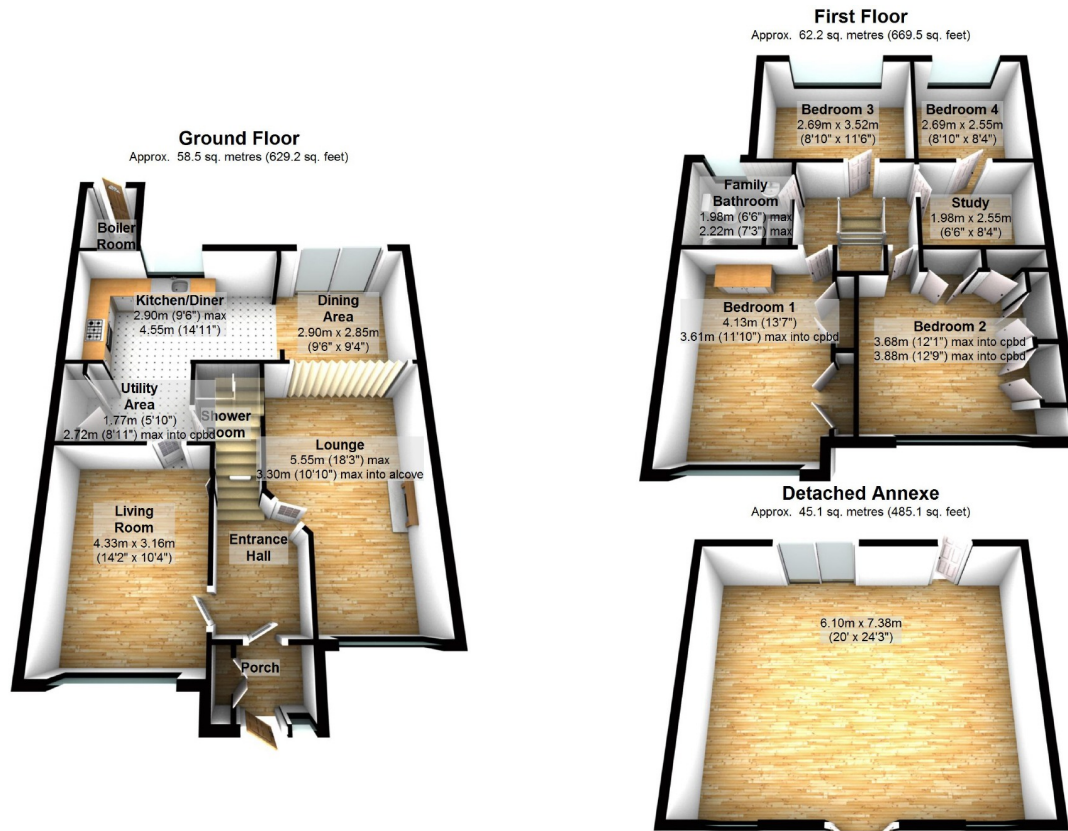
Double glazed french doors and two double glazed casement opening windows to front, double glazed french doors with electric roller shutter to rear access road, glass block tiles inset to wall, power and lighting, skimmed walls, laminate flooring, access to boarded loft space, power and lighting with own separate fuse board

BOILER ROOM 1.824m x 1.236m (6'0" x 4'1")

Brick built boiler room accessed via garden, housing; wall-mounted Vaillant combination boiler system, magflow water tank system, electricity points.







Total area: approx. 165.7 sq. metres (1783.7 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 The Mobile Agent.