



Sandra Davidson are pleased to offer a rare opportunity to acquire this very presented, extended, double fronted family home on a much sought after turning in Redbridge. The property features two reception rooms, ground floor wc, extended kitchen/diner, five bedrooms, family bathroom plus an additional shower room on the first floor, off street parking, integral garage and own rear garden. The property is situated within the Redbridge and Beal schools catchment area and easy access to Redbridge Central Line station. This property can only be appreciated by an internal inspection. The property comprises:-





### ENTRANCE

Fully enclosed storm porch with stained glass window, tiled flooring and lighting, leading to partly glazed wooden door to entrance hall with two period stained glass windows, dado rail, wooden flooring, radiator, ceiling, rose, coving, carpeted stairs leading to first floor landing, understairs storage and meter cupboard, door to:-

### GROUND FLOOR W.C

Low level w.c, wash hand basin, partly tiled walls, tiled flooring, extractor fan.

### RECEPTION 4.68m max into bay x 3.83m max into alcove (15'4" max into bay x 12'7" max into alcove)

Double glazed bay window to front, ceiling rose, brick fire surround with inset fire, wooden flooring, radiator.

### LOUNGE 4.47m x 3.55m (14'8" x 11'8")

Double glazed French doors and side lights to rear, ornate ceiling rose, coving, wood flooring, radiator, tiled fire surround with inset fire.

### KITCHEN/DINER 4.6m x 3.56m (15'1" x 11'8")

Fitted wall and base units, work surface with tiled splash back, single bowl single drainer stainless steel sink unit, built-in gas oven and

hob with extractor hood above, tiled flooring, plumbing for washing machine, integrated fridge/freezer, double glazed casement window and door to rear, radiator, further door to garage.

### LANDING

Fitted carpet, access to loft space, picture rail.

### FAMILY BATHROOM/W.C 2.44m x 2.00m (8'0" x 6'7")

White suite comprising panelled bath, low level w.c, pedestal wash hand basin, partly tiled walls, tiled flooring, double glazed opaque window to rear, wall mounted mirrored cabinet, radiator.

### BEDROOM ONE 4.62m max into bay x 3.80m max into alcove (15'2" max into bay x 12'6" max into alcove)

Double glazed bay window to front, radiator, fitted carpet, tiled fire surround, picture rail.

### BEDROOM TWO 3.8m max into alcove x 3.55m (12'6" max into alcove x 11'8")

Double glazed window to rear, radiator, wood flooring, tiled fire surround, built-in cupboard to alcove housing boiler, picture rail.

### BEDROOM THREE 2.20m x 2m (7'3" x 6'7")

Three light oriel bay window to front, radiator, wood flooring, picture rail.

### BEDROOM FOUR 2.88m x 2.25m (9'5" x 7'5")

Double glazed window to front with radiator under, coving, wood flooring.

### BEDROOM FIVE 3.10m x 2.25m (10'2" x 7'5")

Double glazed window to rear, wood flooring, radiator, coving.

### SHOWER ROOM/W.C

Fully enclosed shower cubicle with wall mounted power shower, low level w.c, wash hand basin, radiator, tiled flooring, coving, extractor fan, fitted shelving.

### GARAGE 4.83m x 2.25 (15'10" x 7'5")

Reached via own driveway with up and over door, power and lighting.

### EXTERIOR 13.5m (44'3")

The rear garden measures approximately 45' with paved area remainder lawn, flower and shrub borders, outside tap for hose, timber storage shed to rear, door to:-

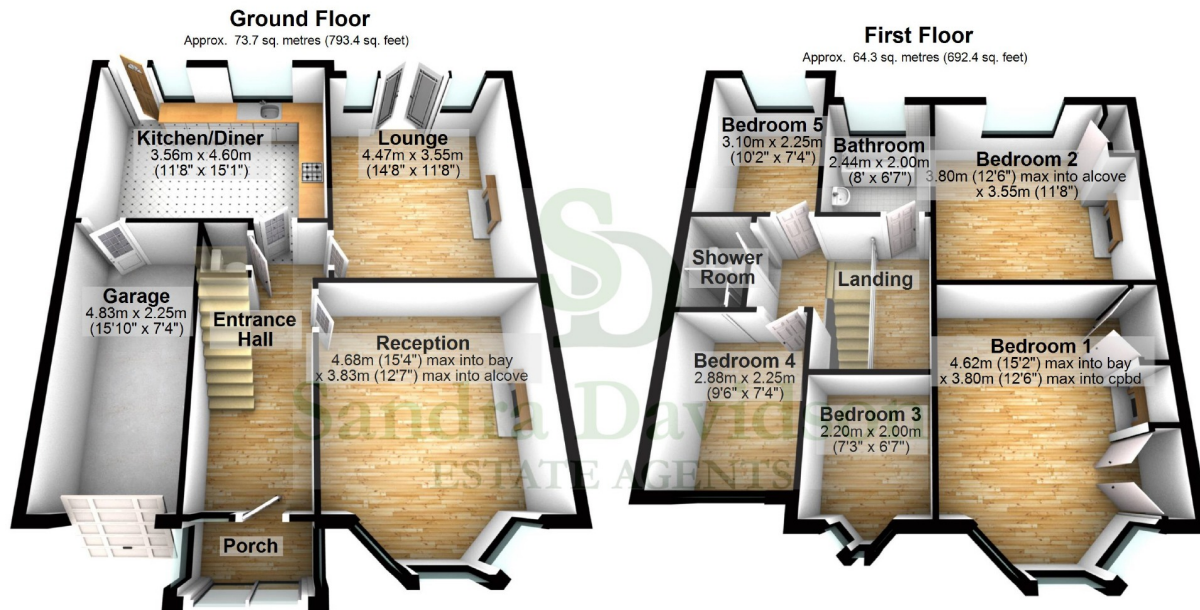
To the front of the property there is a front gardens and off street parking via own driveway.

### OUTSIDE W.C

Low level w.c, lighting, party tiled walls, tiled flooring.







Total area: approx. 138.0 sq. metres (1485.7 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  
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