



Sandra Davidson are pleased to present a wonderful opportunity to acquire this, recently refurbished, impressively extended, immaculate family home situated in Gants Hill, within the Valentines school catchment area and walking distance to Gants Hill Central line station, local shops and amenities. The property features two reception rooms, a modern fitted kitchen/diner, five bedrooms and four bathrooms, modern finishes and is offered with no onward chain. The property can only be appreciated by an internal inspection and comprises:-





ENTRANCE

Partly glazed wooden door to entrance hall with built-in cupboard housing fuseboard, suspended ceiling with inset lights, radiator, wooden flooring, carpeted stairs leading to first floor, understairs storage cupboard housing meters, door to:-

RECEPTION 4.13m max x 3.18m max (13'7" max x 10'5" max)

Double glazed window to front with radiator under, two feature lights, radiator, wooden flooring, opening leading to:-

RECEPTION TWO 5.8m x 3m (19'0" x 9'10")

Suspended ceiling, fitted blinds, double glazed window to front with radiator under.

KITCHEN DINER 7.16m max x 6m max (23'6" max x 19'8" max)

Kitchen Area:

Fitted wall and base units, granite work surface with splash back, one and half bowl sink/drainage unit, four ring gas hob with extractor hood above, further built-in oven, built-in wine cooler, integrated fridge/freezer, dishwasher and oven, tiled flooring.

DINING AREA 5.80m x 3m max (19'0" x 9'10" max)

Double glazed bi-folding doors to rear, double glazed sidelight window to flank, glazed door, spotlights inset in ceiling, roof light window.

GROUND FLOOR SHOWER ROOM 2.18m max x 1.29m max (7'2" max x 4'3" max)

Fully enclosed walk-in shower cubicle with rain fall effect shower, low level w.c with concealed cistern, wall hung wash hand basin, chrome plated heated towel rail, extractor fan, spotlights inset in ceiling, fully tiled walls and flooring.

FIRST FLOOR LANDING

Fitted carpet, spotlights inset in ceiling, carpeted stairs to second floor.

BEDROOM ONE 4m x 3.42m (13'1" x 11'3")

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

EN-SUITE 2.18m x 1.25m (7'2" x 4'1")

Fully enclosed walk-in shower cubicle with rain effect shower, wall hung w.c with concealed cistern, wash hand basin inset in vanity unit, wall mounted mirrored medicine cabinet, chrome plated heated towel rail, tiled walls and flooring, extractor fan,

BEDROOM TWO 3.87m x 3.06m (12'8" x 10'0")

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

BEDROOM THREE 2.45m max x 2.28m max (8'0" max x 7'6" max)

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

FAMILY BATHROOM 2.28m x 1.66m (7'6" x 5'5")

Fully enclosed walk-in shower cubicle with rain effect shower, wall hung w.c with concealed

cistern, wash hand basin inset in vanity unit, wall mounted mirrored medicine cabinet, chrome plated heated towel rail, tiled walls and flooring, extractor fan,

SECOND FLOOR LANDING

Fitted carpet, double glazed window to rear, spotlights inset in ceiling.

BEDROOM FOUR 4.80m x 2.35m (15'9" x 7'9")

Double glazed French doors to rear, fitted carpet, radiator, door to:-

BOILER CUPBOARD

With wood flooring, boiler and mega flow tank.

BEDROOM FIVE 4.57m x 2.81m (15'0" x 9'3")

Double glazed sky-light Velux window to front, double glazed French doors to rear, radiator, fitted carpet.

SHOWER ROOM 2.05m max x 1.50m max (6'9" max x 4'11" max)

Velux sky-light window to front, wall hung w.c with concealed cistern, wash hand basin inset in vanity unit, fully enclosed walk-in shower cubicle with rain fall effect shower, chrome plated heated towel rail, tiled walls and flooring.

EXTERIOR

Rear garden with wooden decked and steps down to lawn area with laid lawn

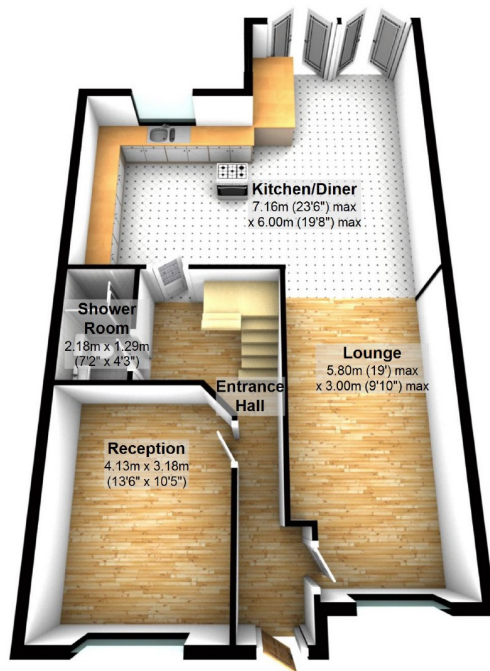
To the front of the property there is off street parking.





Ground Floor

Approx. 80.8 sq. metres (869.7 sq. feet)



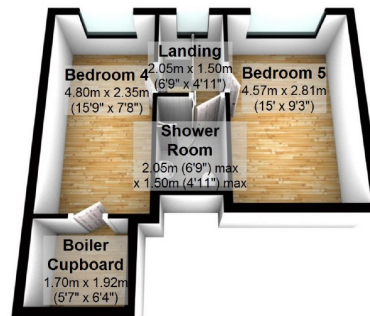
First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Second Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 158.3 sq. metres (1703.5 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
Plan produced using PlanUp.