

Sandra Davidson are pleased to offer a rare opportunity to acquire this very well presented, impressively extended, double fronted family home in a much sought after location. The property has been extended and features two reception rooms, extended kitchen/diner and a shower room on the ground floor, three bedrooms on the first floor in addition to a family bathroom with a further two bedrooms on the second floor. To the rear of the property is a good size rear garden and a detached garage with off street parking for multiple cars to the front. 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

Via fully enclosed storm porch with glazed wooden french doors, sidelight windows to flank, tiled floor, light, stain glass wooden door into entrance hall with; wood flooring, radiator, picture rail, carpeted stairs to first floor, doors to:-

### LIVING ROOM 5.77m max x 3.04m max (18'11" max x 10'0" max)

Double glazed window to front with radiator under, wood flooring, light, wall mounted gas fire, coving, partly glazed french doors to rear leading to kitchen diner.

### LOUNGE 4.3m x 3.25m (14'1" x 10'8")

Double glazed window to front with radiator under, fitted carpet, light

### KITCHEN DINER 8.05m x 2.94m (26'5" x 9'8")

Fitted wall and base units, work surface with fully tiled upstand, one and half bowl stainless steel sink with drainer unit, five ring gas hob with extractor hood above and oven/grill below, two skylight windows, two double glazed windows to flank with fitted blinds, double glazed french doors to rear leading into rear garden, spotlights inset to ceiling, wood flooring.

### UTILITY ROOM 2.64m x 2.42 (8'8" x 7'11")

Access to understairs storage and metre

cupboard, fitted wall and base units, work surface, space and plumbing for washing machine, vinyl flooring, light, door to:-

### GROUND FLOOR SHOWER ROOM

Walk-in shower cubicle, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls, tiled flooring, extractor fan, light.

### FIRST FLOOR LANDING

Fitted carpet, light, double glazed window to rear, spotlights to ceiling, carpeted stairs to the second floor, doors to:-

### BEDROOM ONE 3.62m x 3.21m (11'11" x 10'6")

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

### DRESSING AREA

Three light oriel bay window to front with radiator under, fitted shelves, fitted carpet.

### BEDROOM TWO 3.04m x 2.55m (10'0" x 8'4")

Double glazed window to front, light, fitted carpet, radiator.

### BEDROOM THREE 3.04m x 2.96m (10'0" x 9'9")

Double glazed window to rear, light, fitted carpet, radiator.

### FAMILY BATHROOM 3.03m max x 2.04m (9'11" max x 6'8")

Suite comprising of: bathtub with shower over and hidden faucet, low level WC, wall hung hand wash basin inset to vanity unit, fitted storage, heated towel rail, two double glazed opaque windows to rear, partly tiled walls, tiled floor with underfloor heating, extractor fan, light.

### SECOND FLOOR LANDING

Double glazed window to rear, fitted carpet, light, radiator, doors to:

### BEDROOM FOUR 4.48m x 3.5m (14'8" x 11'6")

Double glazed window to rear with fitted blind and radiator under, skylight window to front, fitted carpet, light, access to eaves storage.

### BEDROOM FIVE 4.48m x 2.77m (14'8" x 9'1")

Double glazed window to rear with fitted blind and radiator under, skylight window to front, fitted carpet, light, access to eaves storage.

### EXTERIOR 16m (52'6")

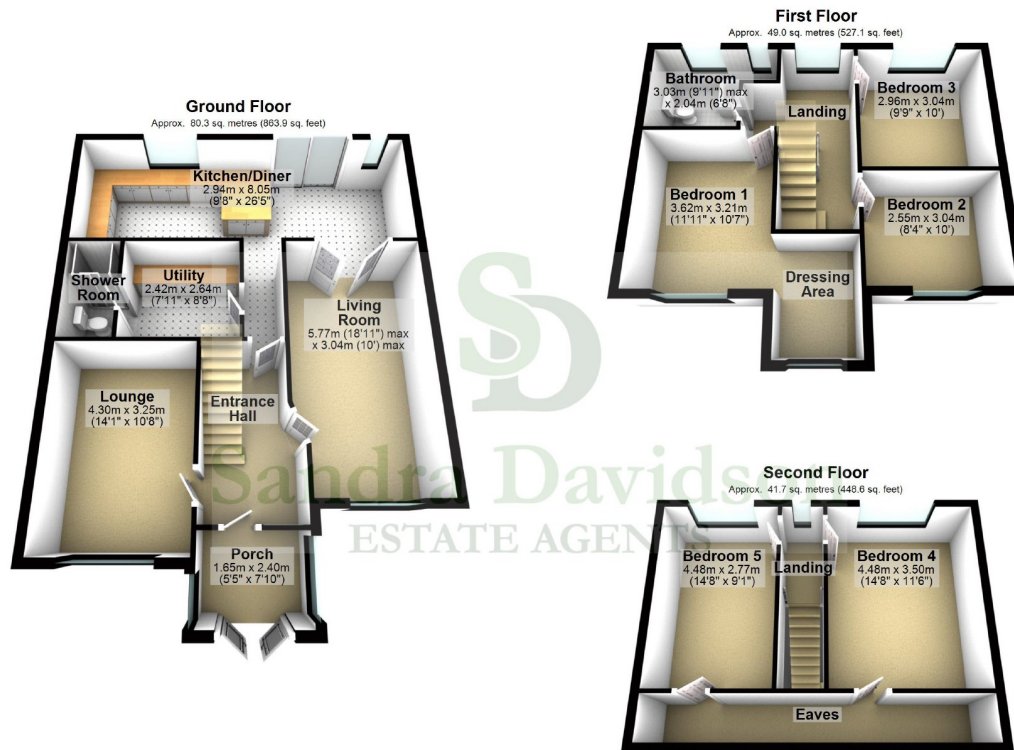
The rear garden measures approximately 52' with steps down to paving tiles, shrub borders, fruit trees, detached garage to rear, laid lawn. To the front of the property there is off street parking for multiple cars.

### DETACHED GARAGE 5m x 2.325m (16'5" x 7'7")

Via service road, up and over door, fitted shelves, power and lighting.







Total area: approx. 170.9 sq. metres (1839.5 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  
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