



Sandra Davidson are pleased to offer a wonderful opportunity to acquire this immaculately presented, largely extended, double fronted family home on a popular turning in Redbridge. The property features two reception rooms, ground floor bathroom, five bedrooms on the first floor, a further bedroom on the second floor, fitted kitchen, off street parking and a rear garden with personal side access, detached garage and sauna. 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

Enclosed storm porch with partly glazed wooden door, double glazed window to front, period stain glass windows, fitted storage cupboard, wood flooring leading to partly glazed double doors to entrance hall, ceiling rose with light, radiator with ornate cover, wooden flooring, under-stairs storage, carpeted stairs to first floor, door to:-

### LOUNGE 5.40m max x 2.96m max (17'9" max x 9'9" max)

Double glazed bay window to front with radiator under, ceiling rose with feature light, five wall mounted lights, ornate cornices, dado rail, further radiator, further ceiling rose with feature light, fitted carpet, fully glazed double doors to kitchen/diner.

### SITTING ROOM 8.34m max into bay x 4.09m max (27'4" max into bay x 13'5" max)

Double glazed window to front, radiator with ornate cover, feature light, wood flooring, dado rail,

### LOUNGE/DINER 2.83m x 2.75m (9'3" x 9'0")

Double glazed french doors to front leading into sitting room, double glazed french doors to rear leading to garden, radiator with ornate cover, wood flooring, spotlights inset to ceiling.

### KITCHEN AREA 5.43m max x 2.75m (17'10" max x 9'0")

Double glazed window to rear, fitted wall and base units with work surface and tiled splash back, breakfast bar, stainless steel sink unit with double drainer and chrome plated mixer taps, integrated five ring burner gas hob with extractor hood over, integrated oven/grill, integrated fridge/freezer, tiled flooring, spotlights inset to ceiling.

### UTILITY AREA 2.94m x 2.46m (9'8" x 8'1")

Wood flooring, bespoke fitted wall and base units with inset light, further feature light.

### GROUND FLOOR BATHROOM 2.94m max x 2.39m max (9'8" max x 7'10" max)

Opaque window to flank, corner jacuzzi bath with chrome plated mixer tap and shower attachment, low level w.c, hand

wash basin, extractor fan, wall mounted mirrored vanity unit, fully enclosed walk-in shower cubicle with rainfall effect shower, chrome plated heated towel rail, fully tiled floors and walls.

### FIRST FLOOR LANDING

Fitted carpet, light, carpeted stairs to second floor, doors to:-

### BEDROOM ONE 4.39m max into bay x 3.69m max into cpbd (14'5" max into bay x 12'1" max into cpbd)

Double glazed bay window to front with radiator under, bespoke fitted wardrobes with inset light, wood flooring, dado rail,

### BEDROOM TWO 3.75m max into Cpbd x 3.69m max into Cpbd (12'4" max into Cpbd x 12'1" max into Cpbd)

Double glazed window to rear with radiator under, spotlights to ceiling, bespoke fitted wardrobes with dressing table and inset lights, wood flooring.

### BEDROOM THREE 2.39m x 2.37m (7'10" x 7'9")

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

### BEDROOM FOUR 3.96m max x 2.88m max (13'0" max x 9'5" max)

Double glazed window to front with radiator under, bespoke fitted cupboards with inset lights, wood flooring ceiling rose, dado rail

### BEDROOM FIVE 3.28m x 2.75m max (10'9" x 9'0" max)

Double glazed window to rear, wood flooring, radiator, feature light, door to en-suite, walk-through to dressing area:-

### DRESSING AREA 3.49m max x 2.48m max (11'5" max x 8'2" max)

Bespoke fitted cupboards to both flanks with inset light, wood flooring, ceiling rose,

### EN-SUITE

Double glazed opaque window to rear, fully tiled floors and walls, walk in enclosed shower cubicle with power shower, hand wash basin, low level w.c, chrome plated towel rail, extractor fan.

### FAMILY BATHROOM 2.94m max x 2.39m max (9'8" max x 7'10" max)

White suite comprising panelled bath with chrome plated mixer tap and shower attachment, low level w.c, hand wash basin, fully tiled floor and walls, fitted storage cupboard, radiator, inset shelf, fitted mirror.

### SECOND FLOOR LANDING

Light, fitted carpet, door to:-

### BEDROOM SIX 4.66m max x 4.63m max (15'3" max x 15'2" max)

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

### DETACHED GARAGE 10.08m max x 3.23m max (33'1" max x 10'7" max)

Reached via garden with up and over door, power and lighting, window to front, door to front.

### UTILITY/KITCHEN ROOM 2.46m x 2.00m (8'1" x 6'7")

Double glazed window to flank and rear, fitted wall and base units, one bowl sink with drainer unit, 4 ring gas hob with extractor hood, tiled floor, plumbing for washing machine, tiled floor and walls.

### SAUNA/WET ROOM 3.30m x 2.36m (10'10" x 7'9")

Outdoor fully enclosed tiled sauna with tiled wet room, integrated shower with thermostatic valve, spotlights inset to ceiling.

### EXTERIOR

The rear garden measures approximately 55'

To the front of the property there is parking for multiple cars

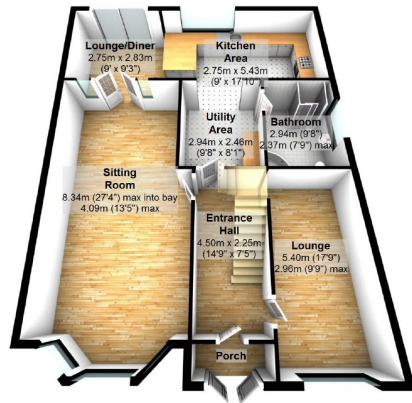






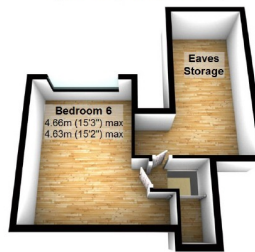
### Ground Floor

Approx. 100.1 sq. metres (1077.4 sq. feet)



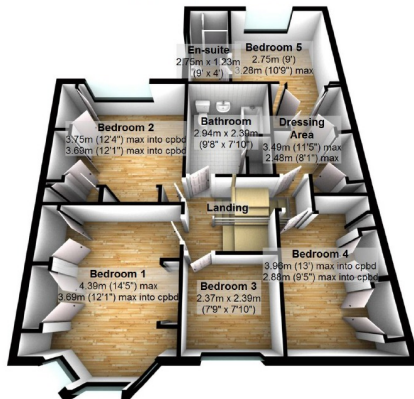
### Second Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



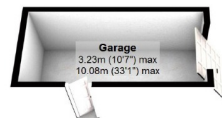
### First Floor

Approx. 78.8 sq. metres (846.5 sq. feet)



### DETACHED ANNEXE/GARAGE

Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 241.1 sq. metres (2595.1 sq. feet)

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