



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 three reception rooms, six bedrooms, three bathrooms, modern fitted kitchen, off street parking and a 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

Fully enclosed storm porch leading to entrance hall with solid oak wooden flooring, radiator, coving, ceiling rose, understairs storage cupboard housing meters, fuse board and alarm panel, further storage cupboard, carpeted stairs to first floor, door to:-

### CLOAKROOM 1.095m x 0.759m (3'7" x 2'6")

Fully tiled walls and flooring, low level w.c, wall mounted hand wash basin, extractor fan.

### SITTING ROOM 4.530m x 2.660m (14'10" x 8'9")

UPVC double glazed window to front with radiator under, oak solid wood flooring, coving, t.v aerial point, feature wall mounted heater.

### LOUNGE AREA 8.046m into bay window x 3.875m (26'5" into bay window x 12'9")

UPVC double glazed square bay window with radiator under, wooden fire surround with inset gas fire, further radiator, ceiling rose with feature chandelier, coving, solid oak wood flooring.

### DINING AREA 3.712m x 2.454m (12'2" x 8'0")

Bi folding doors to rear, tiled flooring, wall mounted lights, coving, opening to:-

### KITCHEN/BREAKFAST ROOM 5.062m x 4.578m (16'7" x 15'0")

Fitted wall and base units with work surface, double inset sink and drainer unit with tiled splash back, Range oven and hob with splash back, extractor hood and lighting, spotlights inset in ceiling, further extractor fan, integrated microwave and dishwasher, plumbing for American style fridge/freezer, centre island unit with base units, radiator, tiled flooring, UPVC window to rear with fitted blind and French doors with fitted blinds to decked area,

### UTILITY AREA 2.555m x 1.260m (8'5" x 4'2")

Fitted wall and base units, services for washing machine and tumble dryer, spotlights inset in ceiling, cupboard housing Valiant boiler and mega flow hot water cylinder, tiled flooring.

### FIRST FLOOR SPLIT LEVEL LANDING

Fitted carpet.

### MASTER BEDROOM 4.444m into bay x 3.585m into fitted wardrobe (14'7" into bay x 11'9" into fitted wardrobe)

Double glazed square bay window to front with fitted blinds and radiator under, fitted carpet, fitted wardrobes, t.v aerial point, spotlights inset in ceiling.

### BEDROOM TWO 3.835m into fitted wardrobe x 3.481m (12'7" into fitted wardrobe x 11'5")

Double glazed window to rear with fitted roller blind and radiator under, fitted wardrobe, spotlights inset in ceiling, built-in dressing table and desk unit, wood flooring.

### BEDROOM THREE 2.381m x 2.455m (7'10" x 8'1")

Double glazed UPVC window to front with fitted roller blind and radiator under, wood flooring.

### BEDROOM FOUR 5.279m x 2.681m at widest point (17'4" x 8'10" at widest point)

UPVC double glazed window to rear with radiator under, wood flooring, spotlights inset in ceiling, door to:-

### ENSUITE 1.991m x 1.169m (6'6" x 3'10")

Fully enclosed shower cubicle with rainwater shower and thermostatic valve, wash hand basin inset in vanity unit, low level w.c with hidden cistern, fully tiled walls and flooring, UPVC double glazed window to rear, low level w.c, spotlights inset in ceiling, extractor fan, electric heater.

### BEDROOM FIVE 4.479m at longest point x 2.734m (14'8" at longest point x 8'11")

UPVC double glazed windows to front with roller blind and radiator under, fitted carpet, fitted wardrobes.

### FAMILY BATHROOM 2.862m x 2.440m (9'5" x 8'0")

Newly fitted white suite comprising contemporary style bath with chrome plated mixer taps and hand held attachment, fully enclosed shower cubicle with sliding doors and tiled surround, thermostatic shower valve with rain water shower and hand

held attachment low level w.c with douche, fully tiled walls and flooring, chrome plated heated towel rail, hand wash basin inset in vanity unit, fitted mirrors, fitted cupboard, spotlights inset in ceiling, extractor fan.

### SECOND FLOOR LANDING

Fitted carpet.

### BEDROOM SIX 5.170m into eaves x 5.857m at widest point (17'0" into eaves x 19'3" at widest point)

UPVC double glazed window to rear with radiator under, eaves storage, wood flooring, spotlights inset in ceiling, velux roof lights.

### LOFT SPACE 5.170m x 2.759m (17'0" x 9'1")

Eaves storage, wood flooring, spotlights inset in ceiling, velux roof light.

### SHOWER ROOM 1.845m x 1.705m (6'1" x 5'7")

Fully enclosed shower cubicle with feature rain water shower and mosaic tiled surround, double glazed window to rear, fully tiled walls and flooring, low level w.c, wash hand basin inset in vanity unit, extractor fan, chrome plated heated towel rail.

### EXTERIOR

The rear garden measures approximately 65' and comprises decked and seating areas, mainly lawn area with borders, spotlights inset in ground, further built in seating area.

To the front of the property there is off street parking and personal side access.

### DETACHED ANNEXE

UPVC double glazed windows with fitted blinds.

### LOUNGE AREA 6.480m x 3.479m (21'3" x 11'5")

Wood flooring, spotlights inset in ceiling, electric heating, built-in bar area with fitted base units and work surface, services for fridge/freezer, inset sink unit.

### EXTERNAL STORE 3.458m x 1.822m (11'4" x 6'0")

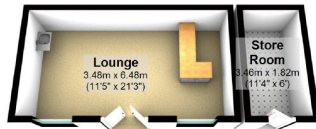
UPVC double glazed door to front, tiled flooring, built-in shelving.





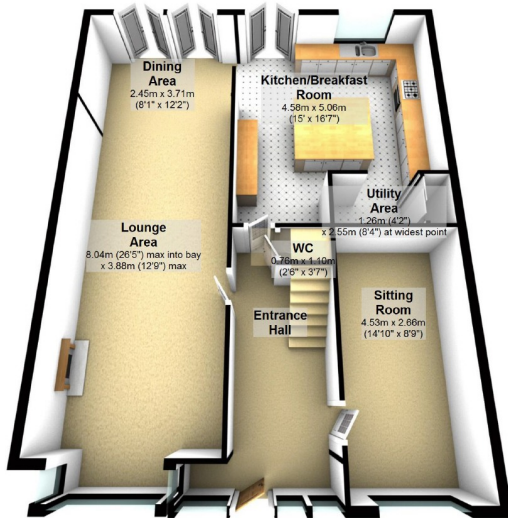
### Annexe Buildings

Approx. 28.8 sq. metres (310.5 sq. feet)



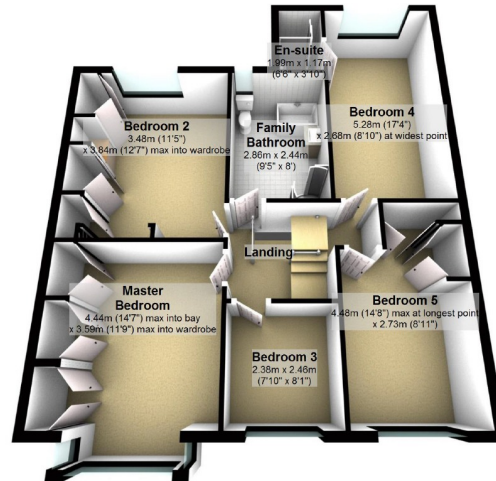
### Ground Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)



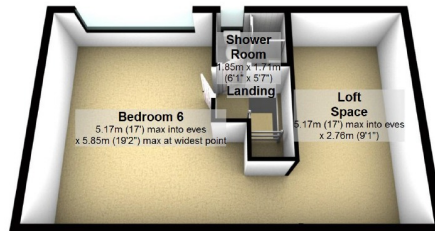
### First Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



### Second Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 247.0 sq. metres (2658.5 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.sandradaidson.com  
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