



Sandra Davidson are pleased to offer a rare opportunity to acquire this immaculately presented, largely extended, double fronted family home on a much sought after turning in Redbridge. The property features two reception rooms, a study, ground floor shower room, four bedrooms on the first floor, a further two bedroom and shower room on the second floor, fitted kitchen, off street parking and a rear garden with personal side access. 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 fitted cupboard, dado rail and wood flooring, leading to partly glazed double doors to entrance hall, spotlights inset in ceiling, radiator, fitted storage, alarm panel, wooden flooring, casement opening double glazed window, period style coving and ceiling rose, carpeted stairs to first floor, door to:-

### STUDY 4.47m x 2.45m (14'8" x 8'0")

Double glazed window to front with radiator under, ceiling rose with feature light, fitted carpet, fitted storage.

### LIVING ROOM 5.25m max into bay x 3.85m (17'3" max into bay x 12'8")

Double glazed bay window to front with radiator under, ceiling rose with feature chandelier, wall mounted lights, fitted carpet, picture rail, dado rail,

### SITTING ROOM 7.66m max x 3.75m max (25'2" max x 12'4" max)

Double glazed window to rear with double glazed french doors to garden, three ceiling roses with feature chandeliers, skylight window, spotlights inset to ceiling, dado rail, picture rail, fitted carpet, door to;-

### KITCHEN DINER 6.25m x 4.66m (20'6" x 15'3")

Fitted wall and base units, work surface, double bowl sink with drainer, wall mounted boiler, skylight, spotlights inset to ceiling, heating/water control panel, radiator, tiled floor, tiled up-stand, 5 ring gas hob with oven and grill, extractor hood, double glazed window to rear and flank, glazed door to garden

### GROUND FLOOR SHOWER ROOM 2.45m x 1.60m (8'0" x 5'3")

Comprising walk-in, enclosed, shower cubicle with power shower, low level w.c with douche, pedestal wash hand basin inset to vanity unit with mirror lights, spotlights inset to ceiling, fitted extractor fan, fully tiled walls and floors, heated chrome plated towel rail, double glazed opaque window to flank.

### FIRST FLOOR LANDING

Split level landing with fitted storage, fitted carpet and carpeted stairs leading to second floor.

### MASTER BEDROOM

Double glazed bay window to front with further three light oriel bay window to front with radiator under, two ceiling roses with lights, fitted carpet, fitted wardrobe.

### BEDROOM TWO

Double glazed square bay window to rear with radiator under, fitted carpet, ceiling rose with light, fitted wardrobes.

### BEDROOM THREE 4.42m max x 2.58m max (14'6" max x 8'6" max)

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

### BEDROOM FOUR 2.74m max into Cpbld x 2.50m (9'0" max into Cpbld x 8'2")

Double glazed window to rear with radiator under, fitted carpet, ceiling rose with light, wall mounted shelving.

### FAMILY BATHROOM 2.50m x 2.33m (8'2" x 7'8")

White suite comprising panelled bath with shower attachment, low level w.c, bidet, hand wash basin

inset in vanity unit, fitted mirror with spotlight, fully tiled walls, tiled flooring, heated towel rail, double glazed opaque window to rear, spotlights inset to ceiling.

### SECOND FLOOR LANDING

Split level landing with fitted carpet, skylight window, feature light, door to:

### SHOWER ROOM 1.91m x 1.54m (6'3" x 5'1")

Walk-in, enclosed, shower cubicle with power shower, low level w.c with douche, pedestal wash hand basin inset to vanity unit with mirror lights, spotlights inset to ceiling, fitted extractor fan, fully tiled walls and floors, heated chrome plated towel rail, double glazed opaque window to rear.

### BEDROOM FIVE 5.50m x 3.57m max into Cpbld (18'1" x 11'9" max into Cpbld)

Double glazed window to rear with radiator under, bespoke fitted wardrobes, further bespoke fitted storage, fitted carpets, spotlights inset to ceiling.

### BEDROOM SIX 5.40m max into eaves x 2.00m (17'9" max into eaves x 6'7")

Skylight to front and flank, radiator, fitted carpets, eaves storage to rear and flank,

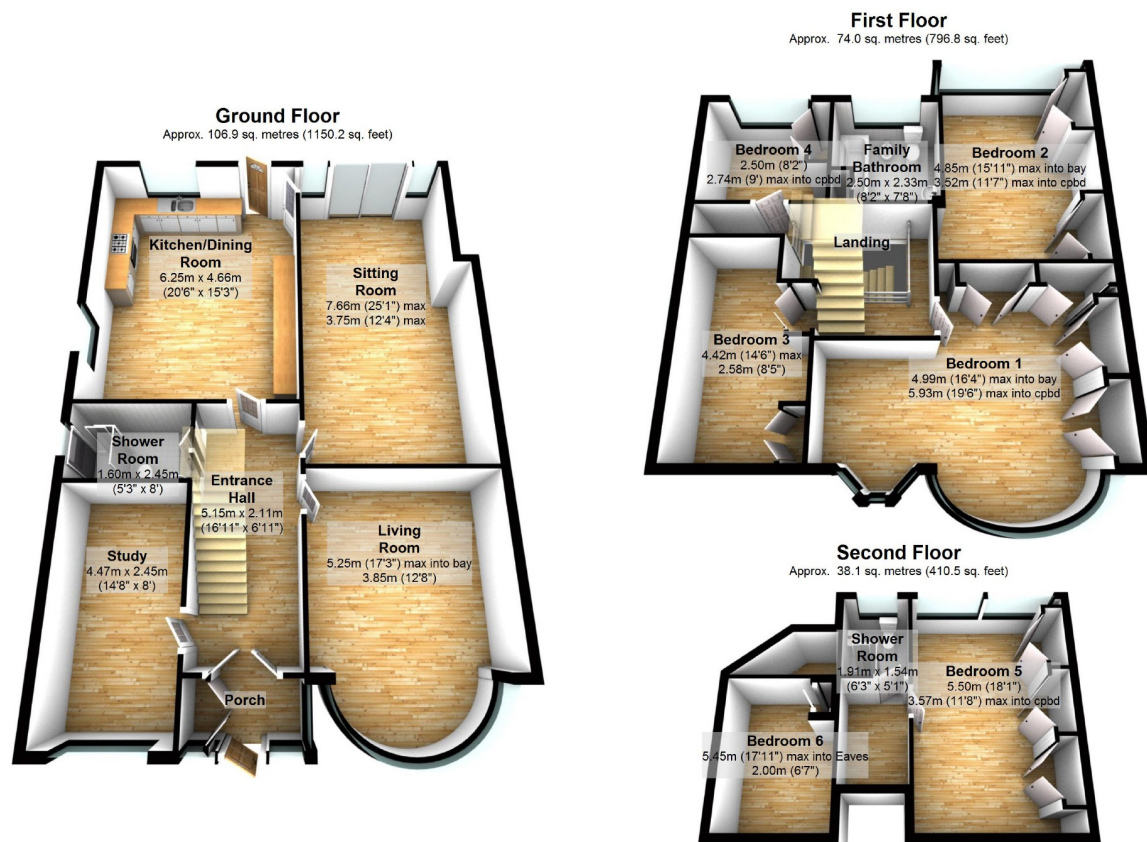
### EXTERIOR

The landscaped rear garden measures approximately 55' with paved area and steps down to lawn, feature flowerbeds, exterior tap, wall mounted exterior lights. To the rear of the garden there is a brick built shed with power and lighting.

To the front of the property there is off street parking for multiple cars.







Total area: approx. 219.0 sq. metres (2357.5 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](http://www.sandradaavidson.com). Plan produced using The Mobile Agent.