



Sandra Davidson is pleased to offer a rare opportunity to acquire this immaculately presented, extended family home on a sought after turning in Redbridge. The property features two receptions, open plan modern fitted kitchen/diner, four bedrooms with one en-suite, family bathroom, ground floor w/c, rear garden, and off street parking. The property is situated within the Redbridge and Beal schools catchment area with easy access to Redbridge Central Line station and can only be fully appreciated by an internal inspection.

The property comprises:-





### ENTRANCE HALL

Via fully enclosed storm porch with partly-glazed doors and side-light windows, wood flooring, light, original partly glazed wooden doors with stained glass inserts to entrance hallway with wood flooring with timber skirting, coving, radiator, feature light, carpeted stairs to first floor, door to:-

### RECEPTION 5.02m max into bay x 4.04m max into alcove (16'6" max into bay x 13'3" max into alcove)

Casement opening bay window to front with stain glass windows and radiator under, spotlights inset to bay, further radiator, ceiling rose with feature light, feature fire surround with working open fire, wood flooring, timber skirting, coving.

### DINING AREA 5.21m max into bay x 3.38m max into alcove (17'1" max into bay x 11'1" max into alcove)

Fully glazed bay window to rear with french doors leading into rear garden, feature brick fireplace hearth with inset fire, wood flooring, spotlights inset to ceiling, fitted glass shelves, feature radiator, walk-through to:-

### KITCHEN AREA 2.72m x 2.50m (8'11" x 8'2")

Fitted wall and base units, one and half bowl inset sink with spring neck pull out spray mixer tap, mirrored splash-back, wall mounted boiler, centre island unit with breakfast bar and storage

below, work surface, inset four ring induction hob with oven/grill and extractor hood above, plinth lighting, spotlights to ceiling, feature clear glass block window,

### GROUND FLOOR WC

Corner hand wash basin with tiled splash-back, low level wc, wood flooring, radiator, spotlights inset to ceiling, extractor fan.

### FIRST FLOOR LANDING

Fitted carpet, carpeted stairs to second floor, spotlights inset to ceiling, doors to:-

### BEDROOM ONE 5.06m max into bay x 3.68m max into alcove (16'7" max into bay x 12'1" max into alcove)

Bay window to front with radiator under, fitted wardrobes, wood flooring, timber skirting and coving, spotlights inset to ceiling

### BEDROOM TWO 3.65m x 3.27m max into alcove (12'0" x 10'9" max into alcove)

Double glazed window to rear with radiator under, wood flooring, spotlights inset to ceiling, timber skirting.

### BEDROOM THREE 3.12m max into bay x 2.19m (10'3" max into bay x 7'2")

Bay window to front with inset spotlights above and radiator under, fitted shelving, wood flooring, skirting, light

### FAMILY BATHROOM 2.72m x 2.59m (8'11" x 8'6")

Double glazed opaque window to rear with

period stained glass side light, freestanding oval bath tub, wall hung low level wc with hidden cistern, large hand wash basin inset to vanity unit, enclosed walk in shower cubicle, chrome plated heated towel rail, tiled floor and walls, spotlights inset to ceiling, underfloor heating.

### SECOND FLOOR LANDING

Fitted carpet, rooflight, sky light,

### BEDROOM FOUR 5.00m x 4.03m (16'5" x 13'3")

Double glazed window to rear with radiator under, two skylight windows, spotlights inset to ceiling, wood flooring, access to eaves storage, fitted cupboards, timber skirting, walk through to:-

### EN SUITE 2.25m x 1.84m (7'5" x 6'0")

Double glazed opaque window to rear, fully tiled walls and floor, walk-in double shower enclosure with two rainfall effect showers, LED lighting inset to wall, wall hung low level wc with hidden cistern, wall mounted square hand wash basin with concealed faucet tap, chrome plated heated towel rail, underfloor heating

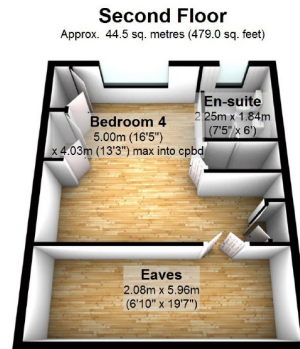
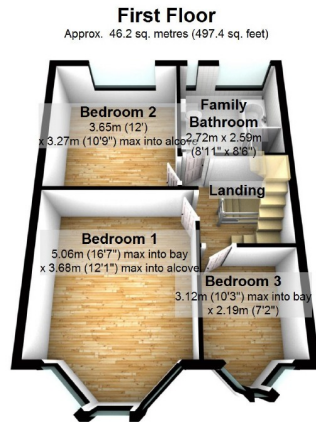
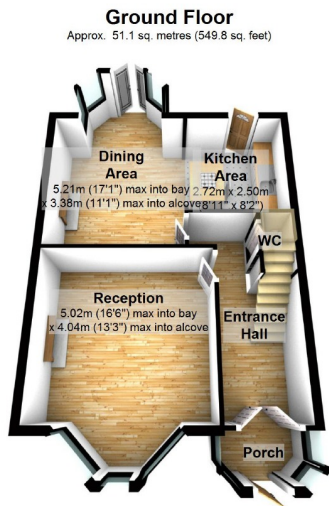
### EXTERIOR

The rear garden measures approximately 45' with steps down to patio area with remainder laid lawn.

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







Total area: approx. 141.8 sq. metres (1526.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		62	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		58	81