



Sandra Davidson are pleased to offer a rare opportunity to acquire this well presented, extended, double fronted family home on a much sought after turning in Redbridge. The property features two reception rooms, a utility room, ground floor shower room, five bedrooms on the first floor in addition to a family bathroom, fitted kitchen, off street parking and a rear garden. 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

Via partly glazed UPVC door to fully enclosed storm porch with tiled floor, light, double glazed sidelights, glazed wooden door with sidelight window to entrance hallway with wood flooring, radiator, light, coving, understair storage, carpeted stairs to first floor, door to:-

THROUGH LOUNGE 9.11m max into bay x 4.22m max into alcove (29'11" max into bay x 13'10" max into alcove)

Double glazed bay window to front with radiator under, carpeted floor, feature chandelier with ceiling rose, further radiator, further feature chandelier with ceiling rose, fully glazed sliding doors to :-

LOUNGE/DINER 6.12m x 2.91m (20'1" x 9'7")

Double glazed sliding doors to rear garden, further double glazed window to rear with radiator under, two ceiling roses, feature light, further pendant light, further radiator, wooden flooring, door to utility room, walk-through to:-

KITCHEN AREA 4.309m x 2.40m (14'2" x 7'10")

Fitted wall and base units, work surface, spotlights to ceiling, wooden flooring, integrated oven and grill, integrated electric hob with extractor hood over, fully tiled upstand, integral dishwasher, one and a half single drainer stainless steel sink unit.

UTILITY ROOM 2.22m x 1.91m (7'3" x 6'3")

Double glazed door to rear leading into garden, tiled floor, radiator, light, space and plumbing for fridge/freezer and washing machine.

GROUND FLOOR SHOWER ROOM 2.02m x 1.88m (6'8" x 6'2")

Fully tiled walls and floor, fully enclosed walk in shower with power shower, pedestal hand wash basin, w.c, bidet, mirrored wall mounted vanity unit, light, radiator, door to:-

STORAGE AREA

Carpeted floor, light, door to:-

INTEGRAL GARAGE 5.38m x 2.02m (17'8" x 6'8")

Up and over door to front, wall mounted boiler, power and lighting.

FIRST FLOOR LANDING

Carpeted floor, ceiling rose with inset light, coving, doors to:-

BEDROOM ONE 4.60m max into bay x 3.70m max into Cpb (15'1" max into bay x 12'2" max into Cpb)

Double glazed bay window to front, fitted cupboards, carpeted floor, radiator, ceiling rose with inset light.

BEDROOM TWO 4.21m x 3.72m max into Cpb (13'10" x 12'2" max into Cpb)

Double glazed window to rear with radiator under, fitted cupboards, carpeted floors, ceiling rose, light.

BEDROOM THREE 2.70m x 2.31m (8'10" x 7'7")

Double glazed window to front with radiator under, fitted cupboard, carpeted floor, light.

BEDROOM FOUR 5.84m x 2.24m (19'2" x 7'4")

Double glazed window to front with radiator, carpeted floor, lights

BEDROOM FIVE 3.18m max x 2.24m max (10'5" max x 7'4" max)

Double glazed window to rear with radiator under, carpeted, floor, light

FAMILY BATHROOM 2.49m x 2.17m (8'2" x 7'1")

White suite comprising P-shape panelled bath with shower attachment, low level w.c, pedestal hand wash basin, fitted mirror, fully tiled walls and floor, towel rail, double glazed opaque windows to rear, radiator, access to loft space.

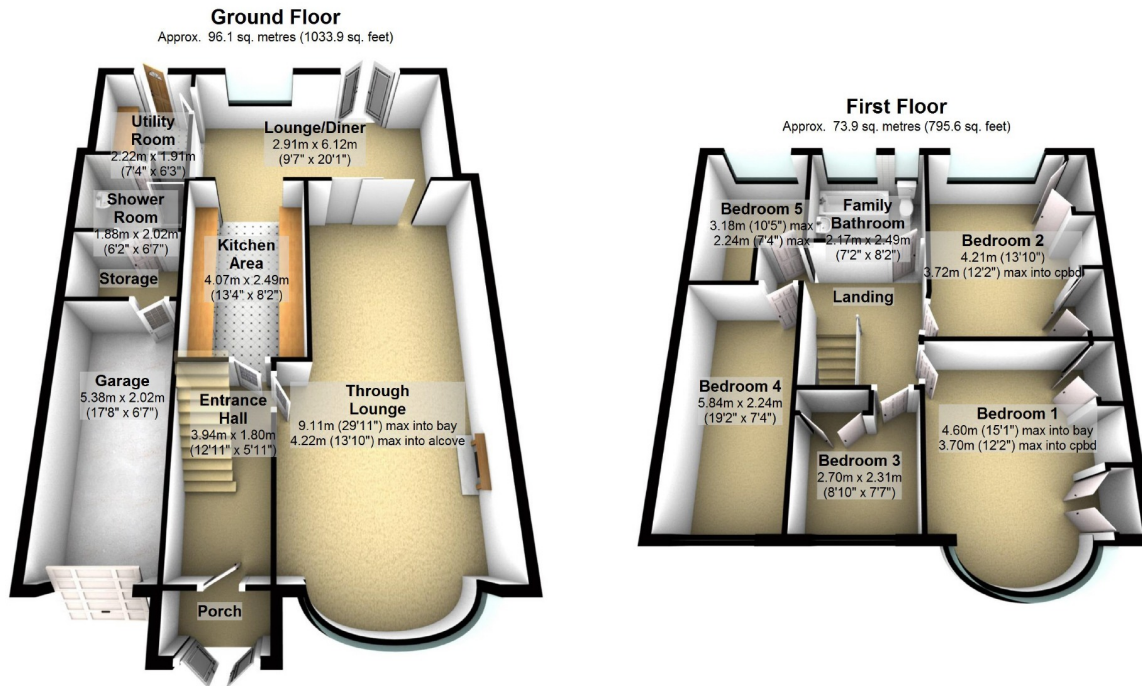
EXTERIOR

The rear garden is approximately 80' with paved patio area with steps down to lawn area mature flower and shrub borders, timber storage shed.

To the front of the property there is off street parking.







Total area: approx. 170.0 sq. metres (1829.5 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. Plan produced using PlanUp.