





\*\*\*GUIDE PRICE £580,000 to £600,000 \*\*\*

Sandra Davidson are pleased to offer a rare opportunity to acquire this maintained extended, DOUBLE FRONTED family home. The property has been maintained to a good standard and features; two reception rooms, fitted kitchen and a utility room on the ground floor, with three bedrooms and family bathroom on the first floor. To the rear of the property is a LARGE 71' REAR GARDEN with off street parking for multiple cars to the front on OWN DRIVEWAY. The property is situated within the Redbridge and BEAL SCHOOL CATCHMENT with easy access to Redbridge Central Line UNDERGROUND STATION.

This delightful property offers further scope to extend (stpp) and can only be appreciated by an internal inspection. The property comprises:-



**ENTRANCE**

Via glazed front door into entrance hall with; wood flooring, carpeted stairs to first floor, radiator, ceiling light, doors to:

**RECEPTION 5.47m max x 3.27m max (17'11" max x 10'9" max)**

Double glazed window to front with radiator under, wood flooring, brick built fire surround, further radiator, sliding door to kitchen, door to conservatory, wood flooring

**LOUNGE/DINER 4.35m x 3.02m (14'3" x 9'11")**

Double glazed window to front, radiator wood flooring, two wall mounted lights, ceiling light, radiator to rear, glazed door to:

**KITCHEN 4.03m x 1.8m (13'3" x 5'11")**

Fitted wall and base units, work surface with tiled up-stand, one bowl sink with drainer, four ring electric hob with extractor hood over, wall mounted boiler, double glazed window to rear, tiled flooring, access to under stairs storage, door to:

**CONSERVATORY/UTILITY 4.28m x 2.75m (14'1" x 9'0")**

Utility area with work surface and base units, space and services for washing machine, two wall mounted lights double glazed windows to flank and rear, laminate wood flooring, double glazed door to rear garden

**FIRST FLOOR LANDING**

Fitted carpet, light, access to loft space, double glazed window to rear, doors to:

**BEDROOM ONE 4.31m max into Cpbld x 3.42m (14'2" max into Cpbld x 11'3")**

Double glazed window to front with radiator under, wood flooring, ceiling rose with inset light, fitted cupboards

**BEDROOM TWO 4.2m x 3.02m (13'9" x 9'11")**

Double glazed window to front with radiator under, wood flooring, spotlights to ceiling,

**BEDROOM THREE 2.49m x 2.08m (8'2" x 6'10")**

Double glazed window to rear with radiator under, wood flooring, light

**FAMILY BATHROOM 2.16m x 1.95m (7'1" x 6'5")**

Suite comprising; bathtub, low level WC,

hand wash basin inset to vanity unit, chrome plated heated towel rail, tiled walls and flooring, wall mounted vanity mirror, light, two double glazed windows to rear, extractor fan

**EXTERIOR 21 m (68'11" m)**

The rear garden measures approximately 70' detached garage to rear accessed via rear service road

To the front of the property is off street parking for multiple cars on own driveway

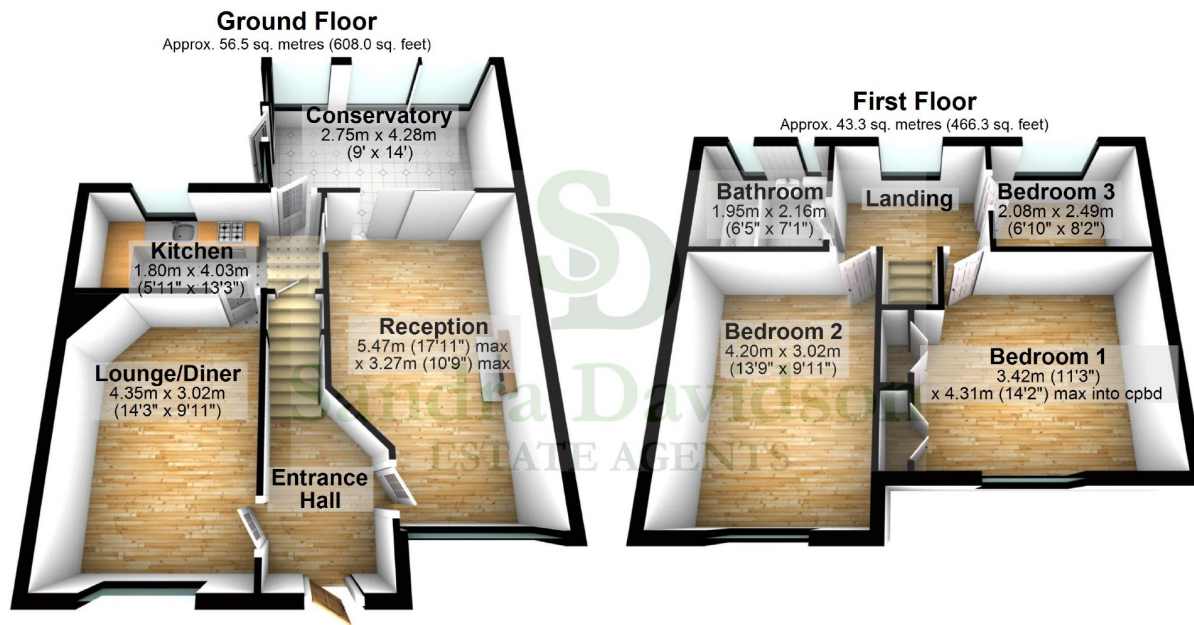












This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com). Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC