





Sandra Davidson are pleased to offer a rare opportunity to acquire an END OF TERRACE family home on a much sought after road in Redbridge. The property has been very well maintained and features two Reception Rooms, and Kitchen/Diner on the ground floor, with THREE BEDROOMS in addition to a Family Shower Room on the first floor, whilst offering scope to further EXTEND (stpp). The property also benefits from a good size rear garden and off street parking for multiple cars on OWN DRIVEWAY. The property is situated in very close proximity to Redbridge Central Line station and road links M11, A12 and the A406 .

This property can only be appreciated by an internal inspection and comprises:-



## ENTRANCE

Via glazed UPVc door into entrance hall with; wood flooring, radiator, dado rail, opaque sidelight window to front, picture rail, coving, light, carpeted stairs to first floor, doors to;

## RECEPTION 5.95m max into Bay x 3.12m max (19'6" max into Bay x 10'3" max)

Double glazed bay window to front with radiator under, wood flooring, two ceiling light, timber fire surround with tiled insert, double glazed French doors to rear into garden, further radiator

## LOUNGE/DINER 4.55m x 3.10m max (14'11" x 10'2" max)

Double glazed window to front, radiator, wood flooring, light, timber fire surround with tiled insert, picture rail, glazed French doors to;

## KITCHEN 5.12m max into Cpbld x 3.2m (16'10" max into Cpbld x 10'6")

Fitted wall and base units, work surface with tiled up-stand, one and half bowl sink with drainer, four ring gas hob with extractor hood over, cupboard housing boiler, laminate wood flooring, radiator, access to under stairs storage, ceiling light,

double glazed window to rear

## FIRST FLOOR LANDING

Double glazed window to flank, access to loft space, light, fitted carpet, doors to:

## BEDROOM ONE 4.95m max into Cpbld x 4m max (16'3" max into Cpbld x 13'1" max)

Double glazed window to front, further two light oriel bay window to front,

## BEDROOM TWO 4.94m x 3.12m max into Cpbld (16'2" x 10'3" max into Cpbld)

Double glazed window to front with radiator under, double glazed window to rear with radiator under, timber fire surround, laminate wood flooring, light, fitted cupboards

## BEDROOM THREE 3.75m x 3.12m max (12'4" x 10'3" max)

Double glazed window to rear with radiator under, wood flooring, ceiling light, cupboard housing hot water cylinder

## BATHROOM 2.74m x 1.69m (9'0" x 5'7")

Suite comprising; walk-in shower enclosure, hand wash basin inset to vanity unit, low level WC, tiled walls and

flooring, chrome plated heated towel rail, spotlights to ceiling, two double glazed windows to rear, extractor fan

## EXTERIOR 24m (78'9")

The rear garden measures approximately 79' with put door wall mounted butlers sink, out door power sockets, lights, paved area and remainder laid lawn, independent gated side access to front drive

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





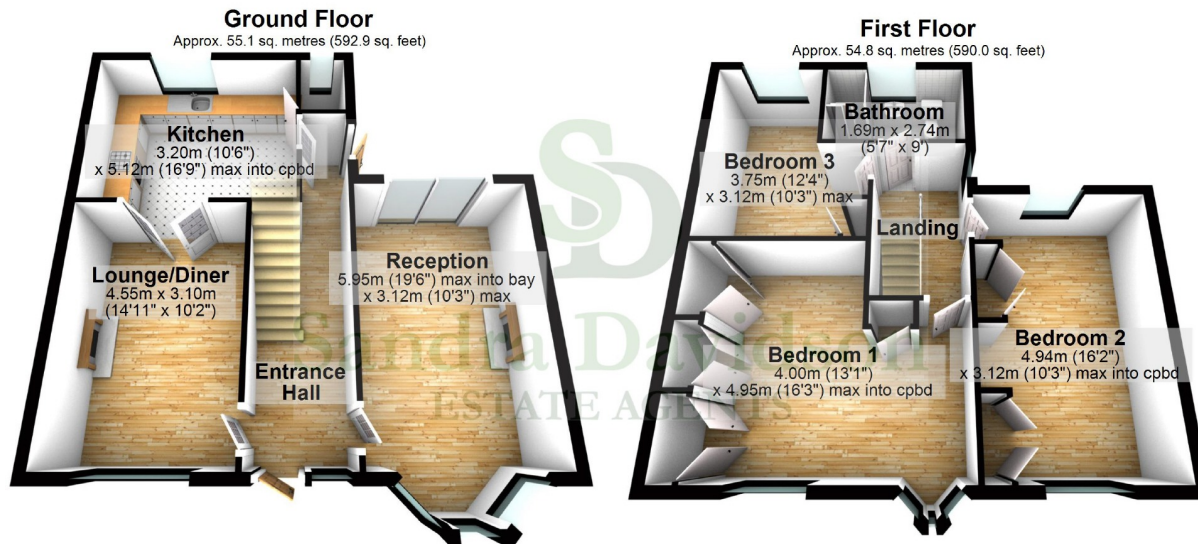












Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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