



Sandra Davidson are privileged to offer an extremely rare opportunity to acquire a spectacular, detached, family home on a substantial plot situated in a sought after cul-de-sac within the Redbridge and Beal Schools' catchment. This immaculately presented, detached property offers it's own splendour of modern finishes and good size open plan accommodation. The property benefits from, Reception, Dining Area, Eat-in Fitted Kitchen and Guest WC on the ground floor, with SIX BEDROOMS and THREE BATHROOMS (One En-suite) on the FIRST FLOOR. EXTERNALLY the property features a Landscaped UN-OVERLOOKED rear garden and access to a DETACHED ANNEXE comprising of a fitted Kitchen, Bathroom and Bedroom/Lounge.

This prestigious property has scope to further extend (s.t.p), can only be appreciated by internal inspection and comprises:-



ENTRANCE

Via French doors into enclosed storm porch with; wood flooring, further glazed door into entrance hall with; wood flooring, radiator, spotlights to ceiling, access to under stair storage, carpeted stairs to first floor, doors to:

RECEPTION 5.19m x 4.24m (17'0" x 13'11")

Double glazed window to front and rear, two sets of French doors to flank, wood flooring, three ceiling lights, radiator, opening to:

DINING AREA 6.15m x 3m (20'2" x 9'10")

Double glazed window to front and rear, double glazed door to rear into garden, two ceiling lights, radiator, wood flooring

KITCHEN/BREAKFAST ROOM 5.8m max x 4.69m max (19'0" max x 15'5" max)

Fitted wall and base units, work surface with tiled up-stand, five ring gas hob with extractor over and oven grill below, one and half bowl sink with drainer and pull spray tap, instant water boiling tap, wall mounted boiler, space and services for washing machine, wood flooring, three ceiling lights, double glazed window to front and rear, two double glazed doors to rear, further double glazed door to front

GUEST WC

Low level WC, wall hung hand wash basin, radiator, tiled walls and flooring, spotlights to ceiling, double glazed opaque window to front

FIRST FLOOR LANDING

Wood flooring, access to oft space, two ceiling lights, doors to:

BEDROOM ONE 4.89m x 2.67m (16'1" x 8'9")

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

EN-SUITE 1.9m x 1.7m (6'3" x 5'7")

Suite comprising; bathtub with shower over, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls, vinyl flooring, ceiling light, double glazed window to rear

BEDROOM TWO 3m x 2.49m (9'10" x 8'2")

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

BEDROOM THREE 2.67m x 2.36m (8'9" x 7'9")

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

BEDROOM FOUR 3.23m x 2.45m (10'7" x 8'0")

Double glazed window to front, radiator, wood flooring, light

BEDROOM FIVE 3.94m max x 2m max (12'11" max x 6'7" max)

Double glazed window to front, further double glazed window to flank, radiator, wood flooring, light

BEDROOM SIX 3.06m x 2.29m (10'0" x 7'6")

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

BATHROOM ONE 1.92m x 1.76m (6'4" x 5'9")

Suite comprising; bathtub, low level WC, pedestal hand wash basin, heated towel rail, tiled walls, tiled flooring, ceiling light, double glazed window to rear

BATHROOM TWO 2.12m x 1.5m (6'11" x 4'11")

Suite comprising; bathtub, low level WC, pedestal hand wash basin, chrome plated heated towel rail, tiled walls, vinyl flooring, ceiling light, extractor fan, double glazed window to rear

EXTERIOR**OUTBUILDING**

Entrance via glazed door into:

BEDROOM/LOUNGE 3.92m max x 3.45m (12'10" max x 11'4")

Double glazed window to front, fitted carpet, light, radiator, door to:

BATHROOM 1.77m x 1.55m (5'10" x 5'1")

Suite comprising; bathtub, pedestal hand wash basin, low level WC, chrome plated heated towel rail, tiled walls and flooring, light

KITCHEN 3.45m x 2.44m (11'4" x 8'0")

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring hob, space and services for washing machine, double glazed window to flank and rear, wall mounted boiler, light

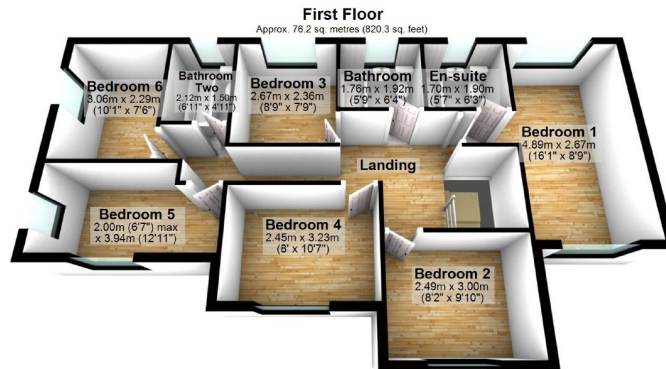
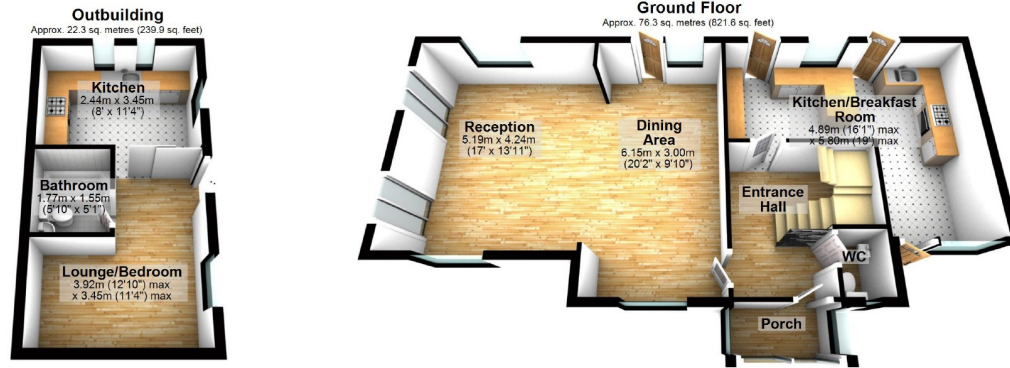
AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.









Total area: approx. 174.8 sq. metres (1881.8 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
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