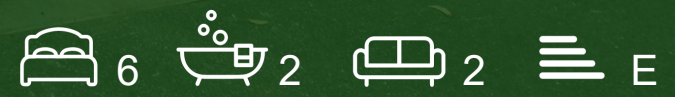




Roding Lane South, Redbridge, IG4 5PF

Asking Price £850,000





Roding Lane South

Redbridge, IG4 5PF

Local Authority: Redbridge
Tax Band: E

- EPC RATING - tbc
- Six Bedrooms
- Two Bathrooms
- Manicured Rear Garden
- Walking Distance to Redbridge Underground
- Immaculately Presented
- Extended Kitchen Diner
- Off Street Parking for Multiple Cars
- Beal High & Redbridge Schools Catchment
- CHAIN FREE

Sandra Davidson are delighted to present an opportunity to acquire a very rare, impressively extended, IMMACULATEDLY PRESENTED, semi detached, SIX BEDROOM bungalow. This family home features Three Bedrooms, Lounge, EXTENDED MODERN FITTED KITCHEN DINER, Utility Room and Shower Room on the Ground Floor, with a further Fourth, Fifth and Sixth Bedrooms and Family Bathroom on the First Floor. Externally the property offers a delightfully MANICURED REAR GARDEN with a circa 20m² TIMBER BUILT GARDEN ROOM whilst offering OFF STREET PARKING for multiple cars on own driveway. The property is situated within the Redbridge and Beal schools catchment area with easy access to REDBRIDGE CENTRAL LINE STATION and can only be appreciated by an internal inspection.

This impressive family home CAN BE OFFERED CHAIN FREE and comprises:-



Asking Price £850,000



ENTRANCE

Via fully enclosed storm porch with stained glass leaded door into entrance hall with; parquet wood flooring, decorative ceiling rose with inset feature light, radiator with bespoke cover, two further ceiling roses with inset feature lights, stairs to first floor landing, doors to:

RECEPTION

17'3" x 11'2" (5.26m x 3.40m)
Double glazed French doors to rear with double glazed sidelight windows leading to KITCHEN/DINER, decorative ceiling rose with inset feature chandelier, marble fire surround with inset gas fire, radiator, parquet wood flooring

KITCHEN/DINER

35'3" x 11'5" max (10.75m x 3.48m max)

KITCHEN AREA

11'5" x 17'5" (3.48m x 5.30m)
Fitted wall and base units, quartz work surface, double bowl under-mounted butlers sink, five ring range cooker with double oven and extractor hood over, integrated dishwasher, integrated fridge freezer, breakfast bar with base units under, display unit with inset light, lantern roof light to ceiling, Karndean flooring, spotlights to ceiling, double glazed window to rear, double glazed door to rear garden, opening to:

LOUNGE/DINER

10'3" x 17'11" (3.13m x 5.45m)
Two Lantern roof-light windows to ceiling, two radiators, two sets of double glazed French doors to rear with sidelight window to rear garden,

BEDROOM ONE

16'5" x 11'1" (5.00m x 3.37m)
Double glazed bay window to front with fitted pelmet, radiator under, fitted carpet, fitted cupboards, ceiling rose with inset feature chandelier

BEDROOM TWO

17'7" x 11'2" (5.36m x 3.40m)
Double glazed bay window to front with radiator under, fitted carpet, fitted cupboards, light

BEDROOM THREE

12'4" x 9'11" (3.75m x 3.03m)
Double glazed leaded window to rear, parquet wood flooring, fitted cupboards, ceiling rose with inset chandelier

SHOWER ROOM

Suite comprising; walk-in shower cubicle with power shower and rainfall effect shower, low level WC, bidet, hand wash basin inset to vanity, radiator, heated towel rail, partly tiled walls, tiled flooring, spotlights to ceiling, extractor fan, double glazed window to flank with fitted blind



UTILITY AREA 7'11" x 8'0" (2.42m x 2.44m)

Oak work surface, butlers style ceramic sink, tiled flooring, heated towel rail, fitted wall and base units, space and services for washing machine and dryer, spotlights to ceiling, door to attached garage.

FIRST FLOOR LANDING

Two double glazed windows to flank with fitted roller blinds, feature light, fitted carpet, spotlights to ceiling, doors to:

BEDROOM FOUR 11'6" x 12'10" (3.50m x 3.90m)

Double glazed window to rear with fitted blind and radiator under, fitted carpet, fitted cupboards with fitted dresser, light

BEDROOM FIVE 11'6" x 12'10" (3.50m x 3.90m)

Double glazed window to rear with fitted blind and radiator under, fitted carpet, fitted cupboards with fitted dresser, light

BEDROOM SIX 12'6" x 9'2" (3.82m x 2.80m)

Sky-light window to front, fitted cupboard, radiator, fitted carpet, access to front eaves, light

BATHROOM

Suite comprising; Double ended bathtub with centre faucet, wall hung hand wash basin inset to vanity unit, wall mounted vanity mirror, low level WC, walk-in shower enclosure with rainfall effect shower, chrome plated heated towel rail, tiled flooring, spotlights to ceiling, extractor fan, door to:

BOILER/AIRING ROOM

Wall mounted boiler, fitted carpet, light, access to front eaves

ATTACHED GARAGE

Motorised roller shutter to front, power & light, fitted shelves, door to rear garden

EXTERIOR 44'3" (13.5m)

The widening, manicured rear garden measures approximately 60' with paved area to front, remainder laid lawn with raised flower bed and mature shrub borders, raised timber flower beds to rear, outdoor power sockets and external lighting, door to attached garage, further door to:

TIMBER BUILT GARDEN ROOM/GARAGE 18'0" x 16'7" max (5.5m x 5.07m max)

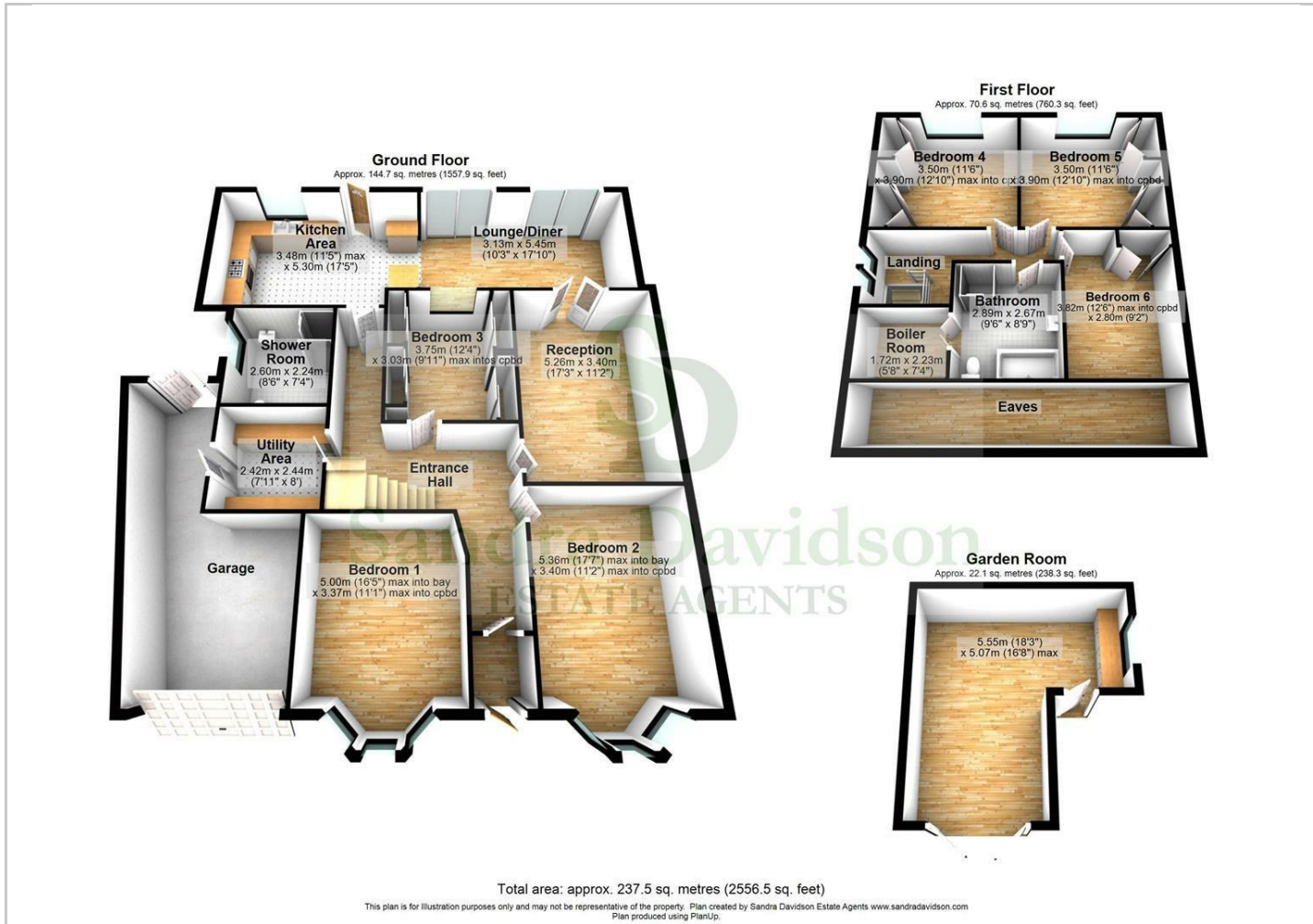
Wooden French doors to front, power & lighting, double glazed window to flank, fitted shelves



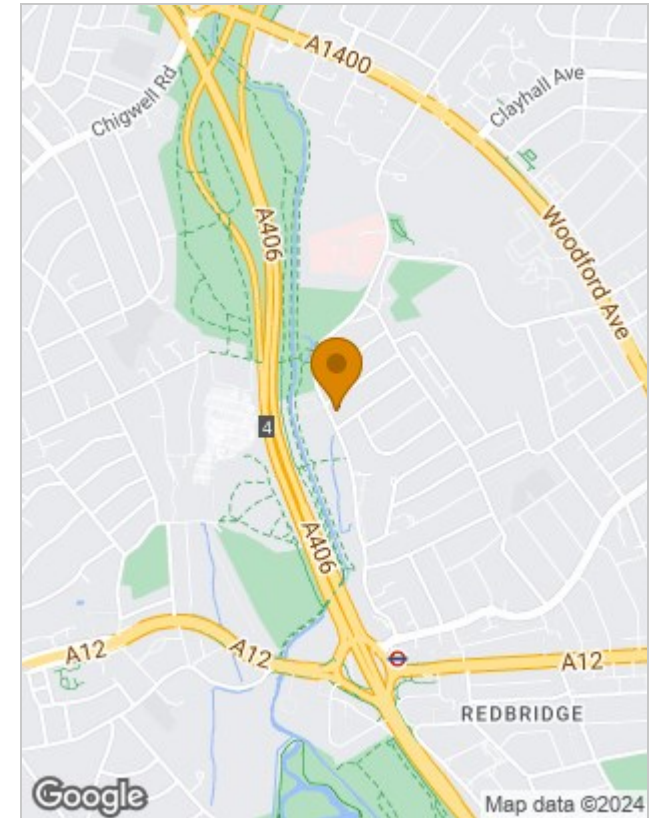




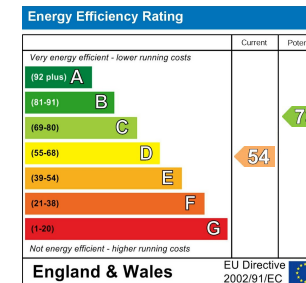
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.