



Roding Lane South, Redbridge, IG4 5PD

Offers In Excess Of £600,000









# Roding Lane South

## Redbridge, IG4 5PD

Local Authority: Redbridge  
Tax Band: E

- EPC Rating:
- Kitchen/Diner
- 70' Un-Overlooked Garden
- Walking Distance to Redbridge Underground Station and Transport Links
- SCOPE TO EXTEND INTO LOFT & GROUND FLOOR REAR (stpp)
- Two/Three Bedroom Bungalow
- Very Well Presented
- Off Street Parking for Multiple Cars on Own Driveway
- Conservatory
- CALL NOW TO AVOID MISSING OUT!

Sandra Davidson are pleased to offer a rare opportunity to acquire this VERY WELL PRESENTED, good sized THREE BEDROOM, SEMI DETACHED bungalow situated on a popular road in the Redbridge and Beal school catchment areas and within walking distance to Redbridge Central Line UNDERGROUND STATION. The property benefits from: Three Bedrooms, Lounge, Fitted Kitchen, Utility Area, Conservatory and Shower Room on the Ground Floor.

Externally, this property offers fantastic features. An attached garage provides secure parking and additional storage space, while the off-street parking on the own driveway ensures convenience for multiple vehicles.

The true highlight of this property is its large rear garden, extending approximately 70 feet. Unoverlooked and exuding tranquillity, this space invites you to embrace the outdoors and create unforgettable memories. Whether you wish to relax in a hammock, set up a barbecue area, or cultivate your green thumb with a flourishing garden, the possibilities are endless.

Roding Lane South in Redbridge offers a prime location, close to local amenities, reputable schools, and excellent transport links. This property combines comfort, convenience, and natural beauty, making it an ideal place to call home.

The property can only be appreciated by internal inspection, offers SCOPE TO FURTHER EXTEND to the side, rear and into a generous LOFT SPACE (stpp) and comprises:-



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### ENTRANCE

Via fully enclosed storm porch, access to entrance hall via glazed wooden door with, radiator, coving, picture rail, light, access to boarded loft space (via pull down ladder) with power and lighting, doors to:-

**RECEPTION/BEDROOM TWO** 18'3" x 11'6" (5.55m x 3.51m)  
Double glazed bay window to front, radiator, picture rail, fitted carpet, ceiling rose with inset feature light, stone fire surround

**KITCHEN** 12'4" x 13'4" (3.76m x 4.06m)  
Fitted wall and base units, under unit lighting, work surface with tiled splash-back, one and a half bowl ceramic sink with drainer, free standing six ring range hob with oven grill below and extractor hood above, integrated fridge and dishwasher, partly tiled walls and vinyl flooring, double glazed windows to rear, double glazed door to rear garden, folding door to:-

**UTILITY** 4'11" x 3'10" (1.50m x 1.18m)  
Double glazed window to flank, wall mounted boiler, fitted wall units, space and services for washing machine, roof-light

**LOUNGE/DINING ROOM** 16'5" x 10'8" (5.00m x 3.25m)  
Double glazed French doors to rear into Conservatory, fitted carpet, picture rail, ceiling rose with inset light, radiator, timber fire surround





### CONSERVATORY

Double glazed French doors to flank leading to rear garden, double glazed windows to rear and flanks, wood flooring, radiator, fan light.

### BEDROOM ONE

14'6" x 11'6" (4.43m x 3.50m)

Double glazed window to front, radiator, fitted carpet, fitted cupboards, fitted dresser, ceiling rose with inset light, picture rail

### BEDROOM THREE

11'9" x 8'7" (3.59m x 2.61m)

Double glazed window to rear, radiator, light

### SHOWER ROOM

9'0" x 5'4" (2.75m x 1.65m)

Suite comprising; walk in corner shower enclosure, low level WC, hand wash basin inset to vanity unit, chrome plated heated towel rail, spotlights to ceiling, extractor fan, tiled walls and flooring, two double glazed opaque windows to rear

### EXTERIOR

69'6" (21.2m)

The landscaped, un-overlooked rear garden measures approximately 70' and has a paved patio area remainder lawn with flower and shrub borders, timber built shed with power and lighting, further patio area to rear with a pergola built over.

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

### ATTACHED GARAGE

18'6" x 8'4" (5.66m x 2.55m)

With electronic up and over door, power and lighting.





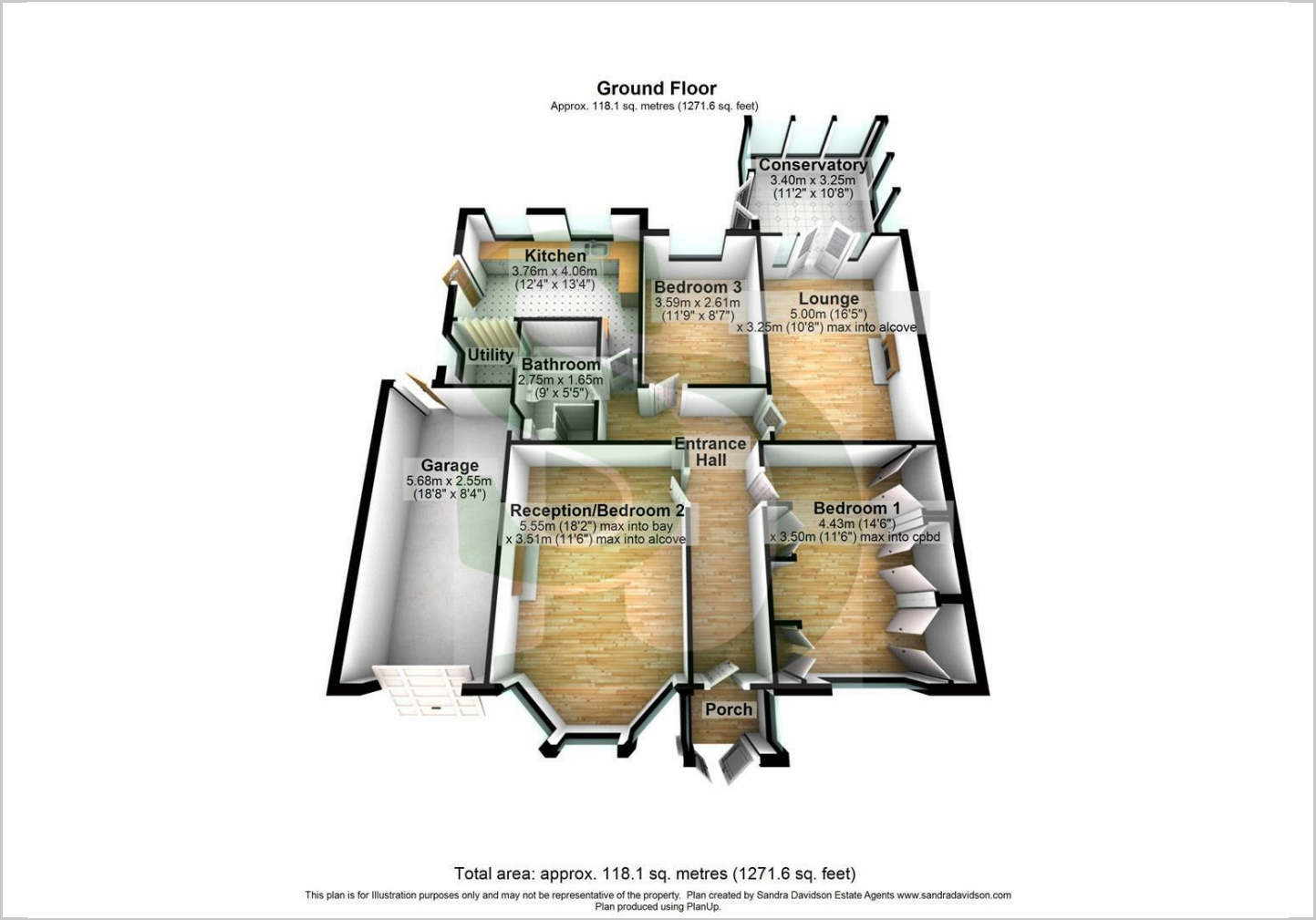








Floor Plans



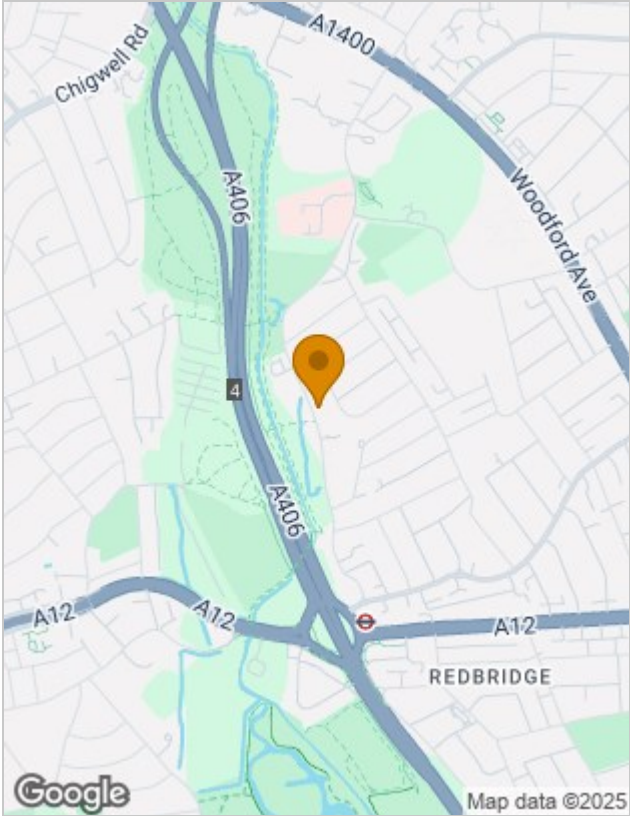
Viewing

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.

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Location Map



Energy Performance Graph

