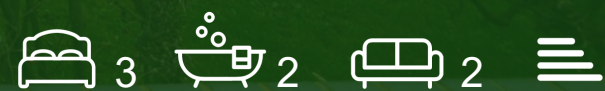




Roding Lane South, Redbridge, IG4 5PF

Guide Price £725,000





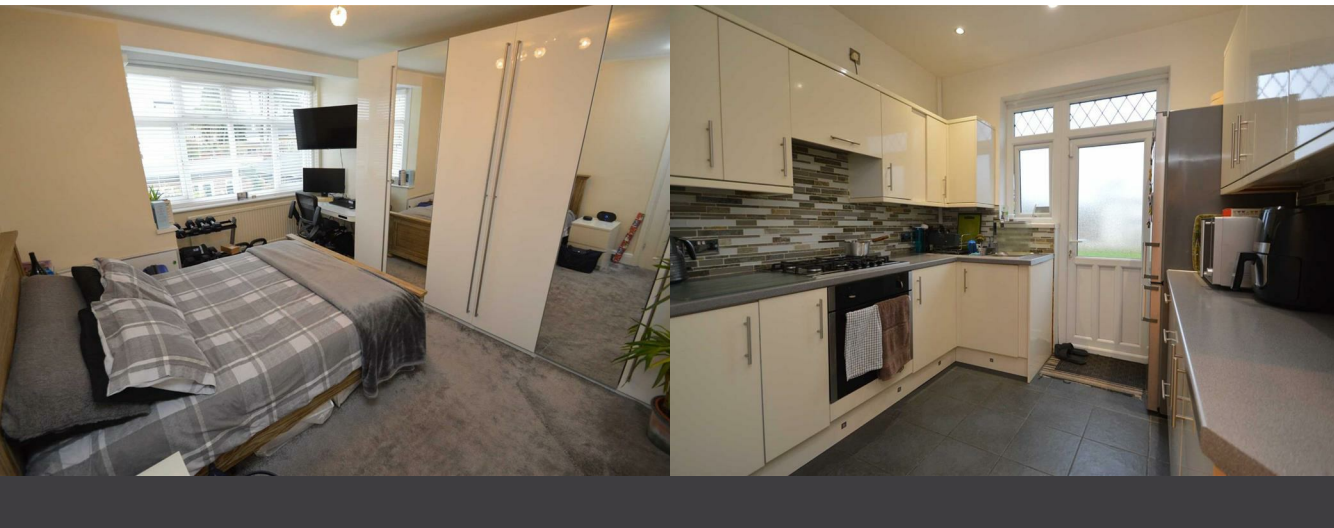
Roding Lane South

Redbridge, IG4 5PF

- Semi Detached
- Three Bedrooms
- Close to Redbridge Underground Station
- Scope to Further Extend - Subject to planning permission
- Two Bathrooms

Sandra Davidson are pleased to present a unique opportunity to purchase an IMPRESSIVELY EXTENDED, VERY WELL PRESENTED, SEMI DETACHED property on a much sought after turning in Redbridge offering OPEN PLAN LIVING and CONTEMPORARY FEATURES THROUGHOUT whilst offering further SCOPE TO EXTEND (stpp).

This IMPRESSIVE home features; a Reception opening to a Dining Area, UTILITY ROOM and GUEST WC/SHOWER ROOM on the ground floor, with Three Bedrooms and Family bathroom on the first floor. To the rear of the property is a low maintenance, MANICURED 58' REAR GARDEN and DETACHED GARAGE. The property is situated within the Redbridge and Beal SCHOOL CATCHMENT area with easy access to REDBRIDGE UNDERGROUND STATION.



Guide Price £725,000



ENTRANCE

Via fully enclosed storm porch with glazed front door with sidelight double glazed windows to flank, tiled flooring, wall mounted light, further door to entrance hall with; wood flooring, carpeted stairs to first floor, radiator, spotlights to ceiling, access to under stair storage, doors to:

THROUGH LOUNGE

RECEPTION 15'0" max into Bay x 12'0" (4.58 max into Bay x 3.66)
Double glazed bay window to front with fitted plantation shutter and radiator under, feature ceiling light, wood flooring, opening to:

DINING AREA 15'8" max into Bay x 12'0" (4.77 max into Bay x 3.66)
Double glazed square bay window to rear with inset double glazed French doors to rear garden, feature light, radiator, wood flooring

KITCHEN 9'2" x 8'10" (2.8 x 2.7)
Fitted wall and base units, work surface with tiled upstand, one and half bowl stainless steel sink with drainer, five ring gas hob with extractor hood over and oven grill below, access to under stair storage, spotlights to ceiling, tiled flooring, double glazed window to rear, double glazed door to rear into rear garden

UTILITY 7'10" x 6'7" (2.4 x 2)
Double glazed window to front, fitted wall and base units, work surface, wall mounted boiler, space and services for washing machine, ceiling light, door to:



SHOWER ROOM 6'7" x 6'2" (2 x 1.88)
Suite comprising; walk-in shower cubicle, low level WC with hidden cistern, hand wash basin inset to vanity, heated towel rail, tiled walls and flooring, ceiling light, double glazed opaque window to flank

FIRST FLOOR LANDING
Stained glass window to flank, fitted carpet, feature ceiling light, access to loft space, doors to:

BEDROOM ONE 14'11" max into Bay x 12'0" (4.54 max into Bay x 3.66)
Double glazed bay window to front with fitted plantation shutters, radiator, fitted carpet, light

BEDROOM TWO 15'7" max into Bay x 12'0" (4.76 max into Bay x 3.66)
Double glazed square bay window to rear with fitted wood blinds, radiator, fitted carpet, light

BEDROOM THREE 7'8" x 7'0" (2.34 x 2.14)
Double glazed window to front with fitted plantation shutters, radiator, wood flooring, light

FAMILY BATHROOM 8'10" x 7'7" (2.68 x 2.31)
Suite comprising; corner bathtub, low level WC with hidden cistern, hand wash basin inset to vanity, radiator, tiled walls and flooring, fitted cupboard, light, double glazed window to rear with fitted roller blind

REAR GARDEN 57'5" (17.5)
The manicured rear garden measures approximately 58' with paved area to front, remainder laid lawn with raised flower bed and shrub borders, detached garage to rear accessed via Lakeside Avenue

DETACHED GARAGE 18'1" x 9'10" (5.5 x 3)

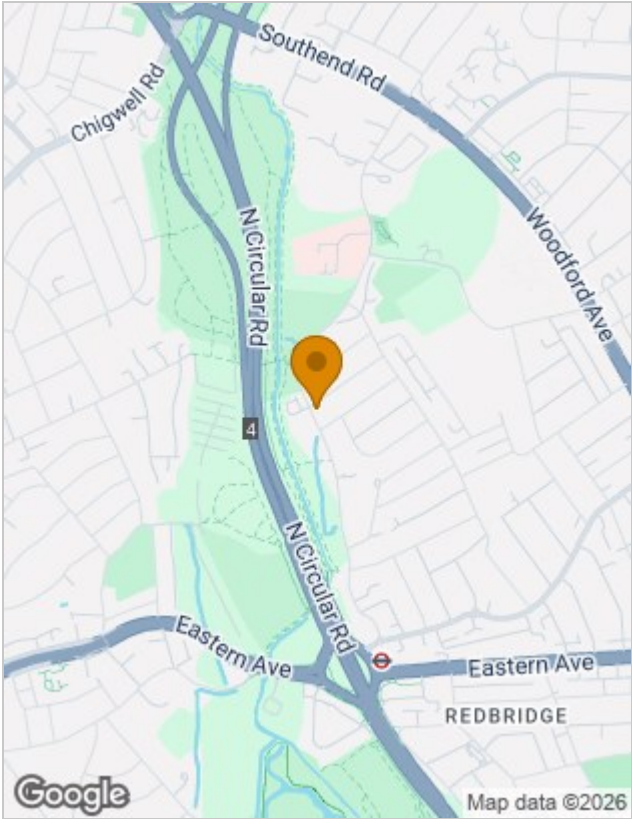




Floor Plans



Location Map



Energy Performance Graph

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

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.