



Roding Lane South, Redbridge, IG4 5PD

Guide Price £875,000





Roding Lane South

Redbridge, IG4 5PD

Local Authority: Redbridge
Tax Band: E

- Four Double Bedrooms
- Corner Plot
- Detached Garage
- Close to Redbridge Station (Central Line)
- Contemporary Fitted Kitchen
- Three Reception Rooms
- Redbridge Primary & Beal Schools Catchment
- Off Street Parking for Multiple Vehicles

Sandra Davidson are pleased to present this very well-presented family home nestled on the corner of Roding Lane South and Cobbetts Avenue in the heart of Redbridge. From the moment you step inside, you'll be captivated by the generous space and modern design that defines this residence.

Upon entry, a spacious hallway sets the tone, leading to two inviting reception rooms on either side. These versatile spaces offer the perfect setting for family gatherings or quiet relaxation. Continuing towards the rear of the property, you'll discover a stunning open-plan kitchen/dining area featuring a contemporary fitted kitchen. This stylish and functional space is ideal for culinary enthusiasts and provides a seamless transition to the dining area for effortless entertaining. The ground floor also boasts a modern shower room, adding convenience and practicality to the living space.

Moving to the first floor, four generously sized double bedrooms await, with the main bedroom featuring its own en-suite for added luxury. A dedicated study room on this level provides an ideal workspace. Completing the first floor is a well-appointed family bathroom.

Externally, the property delights with a circa 38' rear garden, providing an outdoor oasis for relaxation and play. The L-shaped wraparound driveway ensures ample parking space for multiple vehicles, making it convenient for family and guests. A private gated rear access opens up to a detached garage, offering further off-street parking or additional storage options.

Strategically located, this property offers easy access to major roadways, including the A12, M11, and A406. The Redbridge Central Line is also in close proximity, providing efficient commuting options. Families will appreciate the property's location within the sought-after Redbridge Primary and Beal School catchment areas, adding an educational advantage to the many amenities this residence has to offer.



Entrance

Via uPVC door into entrance hall with wood flooring, radiator, ceiling light, door to:

Reception One 16'6" x 12'4" (5.05m x 3.76m)
Double glazed window to front, double glazed window to flank, coving, radiator, wood flooring, spotlights inset to ceiling.

Reception Two 14'2" x 10'11" (4.32m x 3.35m)
Double glazed bay window to front, coving, radiator, wood flooring, spotlights inset to ceiling

Reception Three 23'3" x 10'11" (7.09m x 3.35m)
Wood flooring, radiator, spotlights inset to ceiling

Kitchen/Diner 18'2" x 31'3" (5.56m x 9.53m)
Range of fitted wall and base units with granite worktop, one bowl sink with drainer, space and services for five ring gas oven with extractor hood over, island with granite worktop, spotlights inset to ceiling, coving, space and services for American-Style fridge/freezer, radiator, tiled flooring, underfloor heating, double glazed window to rear, double glazed single door to rear, further double glazed double door to rear, skylight.

Ground Floor Shower Room 6'11" x 2'9" (2.13m x 0.86m)
Suite comprising walk in shower enclosure with power shower, low level WC, and wash basing, tiled walls and flooring, ceiling light

First Floor Landing
Via stairs with fitted carpet, radiator, ceiling light, access to large loft space via folding ladder from loft hatch, doors to:

Bedroom One 17'5" x 10'2" (5.33m x 3.12m)
Double glazed window to rear, radiator, fitted carpet, fitted wardrobes, spotlights inset to ceiling, door to:





En-Suite

Suite comprising walk in shower enclosure with power shower, hand wash basin, low level WC, heated towel rail, tiled walls and flooring, spotlights inset to ceiling, double glazed window to flank.

Bedroom Two 16'6" x 11'8" (5.03m x 3.58m)

Double glazed window to front radiator, fitted wardrobes, fitted carpet, ceiling light

Bedroom Three 10'9" x 10'9" (3.28m x 3.28m)

Double glazed window to rear, radiator, fitted carpet, ceiling light

Bedroom Four 14'4" x 10'9" (4.37m x 3.28m)

Double glazed bay window to front, radiator, coving, fitted carpet, fitted wardrobes, ceiling light

Study 7'3" x 5'4" (2.21m x 1.63m)

Double glazed window to front, radiator, fitted carpet, ceiling light

Family Bathroom

Suite comprising panelled bath with power shower, hand wash basin, low level WC, heated towel rail, tiled walls and flooring, coving, spotlights inset to ceiling, double glazed window to flank

Exterior 37'11" (11.58m)

The rear garden measures circa 38' with paved patio and remainder lawn. There is also own gated side access as well as a door leading to the detached garage

Detached Garage

Power and lighting, door to rear garden, garage doors leading onto Cobbetts Avenue

Additional Information

Local Authority: Redbridge

Council Tax Band E

EPC 72C

Agent's Note

Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







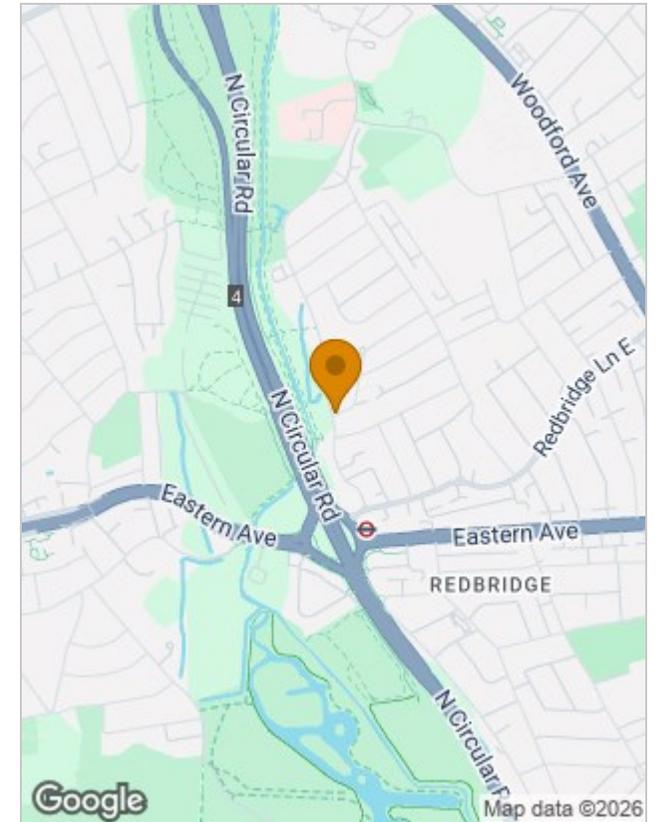
RECIPE
FOR LOVE
Ingredients

- 1 Cup of Passion
- 2 tablespoons of Love
- 1 Dash of Respect
- 2 Spoonfuls of Joy
- 1/2 Cup of Understanding
- 1/2 Cup of Forgiveness
- 1/2 Cup of Sharing

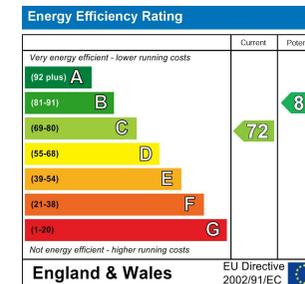
Floor Plans



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.