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64 Lord Avenue  
Clayhall, Essex IG5 0HN  
Price guide £900,000

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Price Guide: £900,000 - £925,000 - Arbon & Miller are privileged to offer for sale this imposing 5 BED semi-detached house located in arguably Clayhall's most prestigious turning. Offering generous living accommodation throughout, the property also offers excellent scope for further development (subject to usual planning consent). Ideally located to nearby PARK HILL PRIMARY & BEAL HIGH SCHOOLS and positioned close to the entrance and backing onto the very popular CLAYHALL PARK, this delightful family home can only be truly appreciated by carrying out an internal inspection.

**ENTRANCE PORCH 7'8 x 2'6 (2.34m x 0.76m)**  
Entrance door, further entrance door to:

**ENTRANCE HALL 19'4 x 6'4 (5.89m x 1.93m)**  
Two radiators, understairs storage cupboard housing meters.

**CLOAKROOM 4'2 x 2'9 (1.27m x 0.84m)**  
Low level wc, wall mounted wash hand basin with mixer tap, radiator, part tiled walls, tiled floor, obscure double glazed window.

**RECEPTION/OFFICE 15'3 x 8'0 (4.65m x 2.44m)**  
Two double glazed window, radiator, coved cornice.

**KITCHEN 15'1 x 9'0 (4.60m x 2.74m)**  
Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink unit with mixer tap, gas cooker point, plumbing for washing machine and dishwasher, part tiled walls, three light double glazed window, obscure double glazed door.

**THROUGH LOUNGE 33'1 into bay x 12'6 max (10.08m into bay x 3.81m max)**  
Five light double glazed bay window with obscure glazed coloured leaded light window to either side, double glazed double doors to rear with double glazed bay window to either side, four double radiators, further radiator, coved cornice.

**FIRST FLOOR LANDING 12'8 x 9'11 max (3.86m x 3.02m max)**  
Storage cupboard housing boiler.

**BEDROOM ONE 17'6 x 12'6 into wardrobe (5.33m x 3.81m into wardrobe)**  
Five light double glazed bay with obscure glazed coloured leaded light window to either side, fitted wardrobes, two double radiators.

**BEDROOM TWO 14'11 x 12'1 into wardrobe (4.55m x 3.68m into wardrobe)**  
Three light double glazed window with views over Clayhall Park, double radiator, fitted wardrobes.

**BEDROOM THREE 13'10 x 8'0 (4.22m x 2.44m)**  
Three light double glazed bay window, further double glazed angled bay window, double radiator.

**BEDROOM FOUR/STUDY 6'3 x 6'2 (1.91m x 1.88m)**  
Three light double glazed bay window, radiator.

**BATHROOM 9'0 x 5'4 (2.74m x 1.63m)**  
Panel enclosed bath with mixer tap, vanity unit with wash hand basin and mixer tap, tiled walls, radiator, heated towel rail, spotlights to ceiling, tiled floor, obscure double glazed window.

**SHOWER ROOM 5'8 x 5'5 (1.73m x 1.65m)**  
Shower cubicle with inset shower, vanity wash hand basin, radiator, tiled walls, spotlights to ceiling, obscure double glazed window.

**SEPARATE WC 5'0 x 2'4 (1.52m x 0.71m)**  
Obscure double glazed window, low level wc.

**SECOND FLOOR LANDING**  
Double glazed skylight, eaves storage, door to:

**BEDROOM FIVE/LOFT ROOM 20'5 x 13'4 narrowing to 10'1 (6.22m x 4.06m narrowing to 3.07m)**  
Three light double glazed window with views over Clayhall Park, two double glazed skylight windows, eaves storage, wall mounted electric heater.

**SHOWER ROOM 6'6 x 5'2 (1.98m x 1.57m)**  
Shower cubicle with wall mounted electric shower, vanity wash hand basin with mixer tap, low level wc, extractor fan, obscure double glazed window.

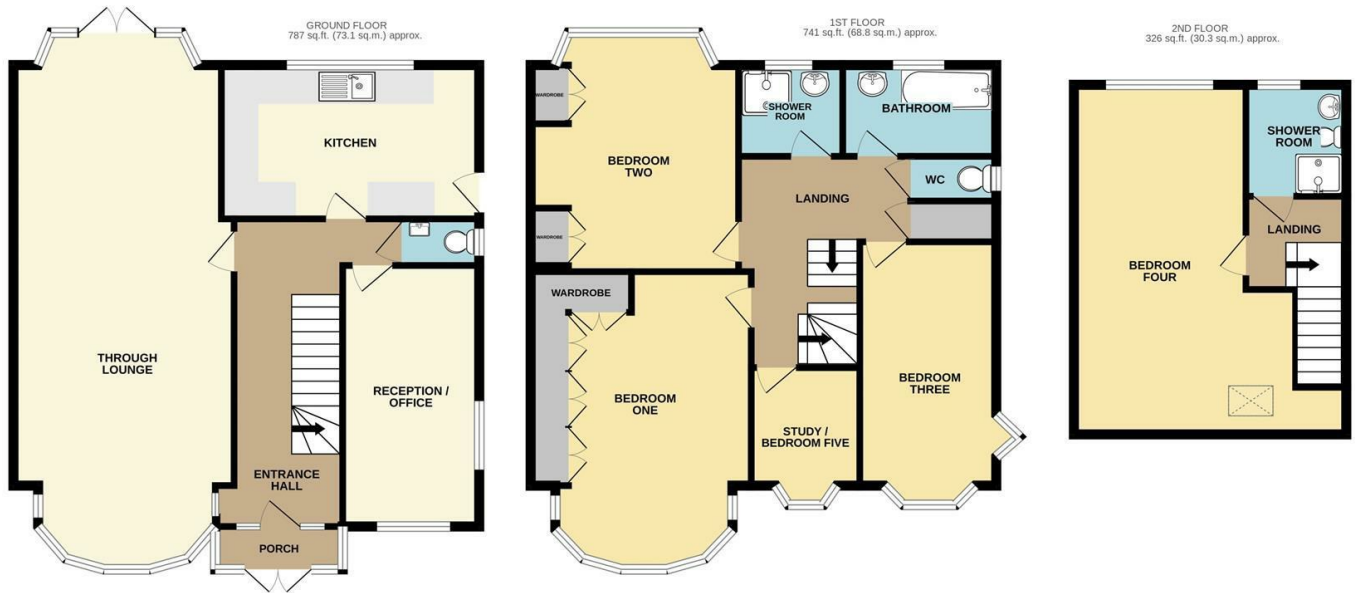
**REAR GARDEN**  
Mainly laid to lawn, flower and shrub borders, patio area, side access, outside tap, timber built shed, Summer House, backing onto Clayhall Park.

**FRONT GARDEN**  
Block paved front garden with OFF STREET PARKING for several vehicles.

**COUNCIL TAX**  
London Borough of Redbridge - Band G.

**AGENTS NOTE**  
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

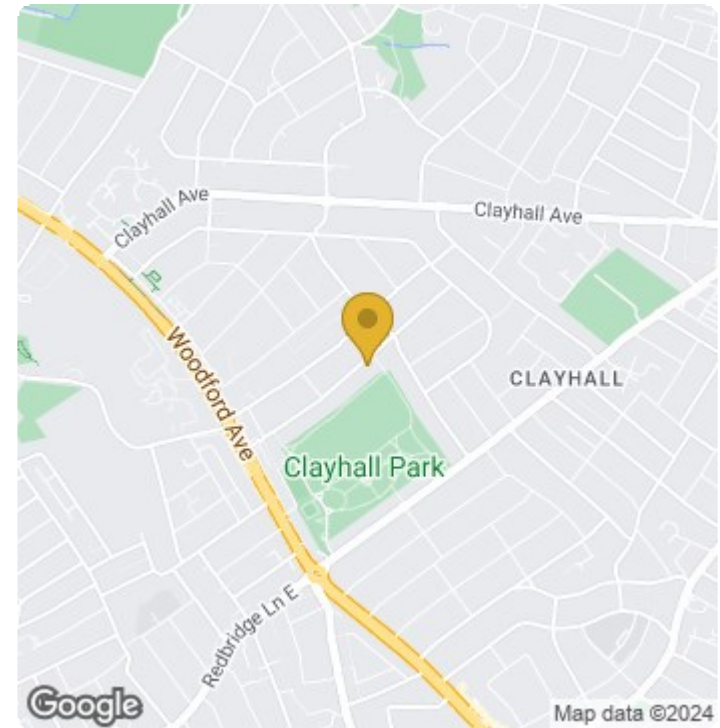




TOTAL FLOOR AREA : 1853 sq.ft. (172.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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