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73 Stoneleigh Road
Clayhall, Essex IG5 0JE
Price guide £600,000

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** Price Guide: £600,000 to £650,000 ** Arbon & Miller are delighted to offer for sale this EXTENDED three bedroom semi detached family home which has great potential for further extensions (stpp). The property is situated within the popular Park Hill Primary & Beal High School catchments. Having to the first floor three fitted Bedrooms and Bathroom/wc. The ground floor consists of a 31' Through Lounge, Extended 20'2 L-shaped Kitchen/Diner and cloakroom/wc. There is a DETACHED GARAGE at rear and OFF STREET PARKING to the front. Early internal inspection is strongly recommended.

ENTRANCE PORCH 6' x 2'6 (1.83m x 0.76m)

Multi glazed double glazed double doors to:

HALLWAY 15' x 5'10 (4.57m x 1.78m)

Understairs storage cupboard housing meters, double radiator.

LOBBY 6'8 x 3'4 (2.03m x 1.02m)

Double glazed window, fitted cupboard, radiator, door to:

CLOAKROOM 5'4 x 3'7 (1.63m x 1.09m)

Low level wc, wall mounted wash hand basin with mixer tap, radiator, obscure double glazed window.

THROUGH LOUNGE 31' into bay x 12'5 max (9.45m into bay x 3.78m max)

Five light double glazed bay window, sliding double doors to rear with window either side, three double radiators, coved cornice.

EXTENDED L-SHAPED KITCHEN/DINER 20'2 x 19'8 to extremes (6.15m x 5.99m to extremes)

Wall and base units, working surfaces, cupboards and drawers, built-in oven with electric hob and extractor fan over, stainless steel one and half bowl sink top unit with mixer tap, wall mounted boiler,

part tiled walls, three double radiators, three light double glaze window, double glazed double doors to rear, obscure double glazed window.

FIRST FLOOR LANDING 6'11 x 6'11 (2.11m x 2.11m)

Radiator.

BEDROOM ONE 15'11 into bay x 11'3 into wardrobe recess (4.85m into bay x 3.43m into wardrobe recess)

Five light double glazed bay window, fitted wardrobes with matching dressing table and drawers, double radiator.

BEDROOM TWO 13'7 x 11'3 into wardrobe recess (4.14m x 3.43m into wardrobe recess)

Three light double glazed window, radiator, fitted wardrobes with matching drawers.

BEDROOM THREE 12'6 x 11'5 to extremes (3.81m x 3.48m to extremes)

Three light double glazed oriel bay, double glazed window, fitted wardrobes with matching drawers, two double radiators.

BATHROOM 10'3 x 6'9 (3.12m x 2.06m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, shower cubicle

with inset shower, low level wc, tiled walls, heated towel rail, two radiators, tiled floor, extractor fan, two light obscure double glazed window, further obscure double glazed window

REAR GADEN

Patio area, flower and shrub borders, remainder laid to lawn.

DETACHED GARAGE

At rear with access via Gayfere Road.

FRONT GARDEN

Block paved front garden providing OFF STREET PARKING.

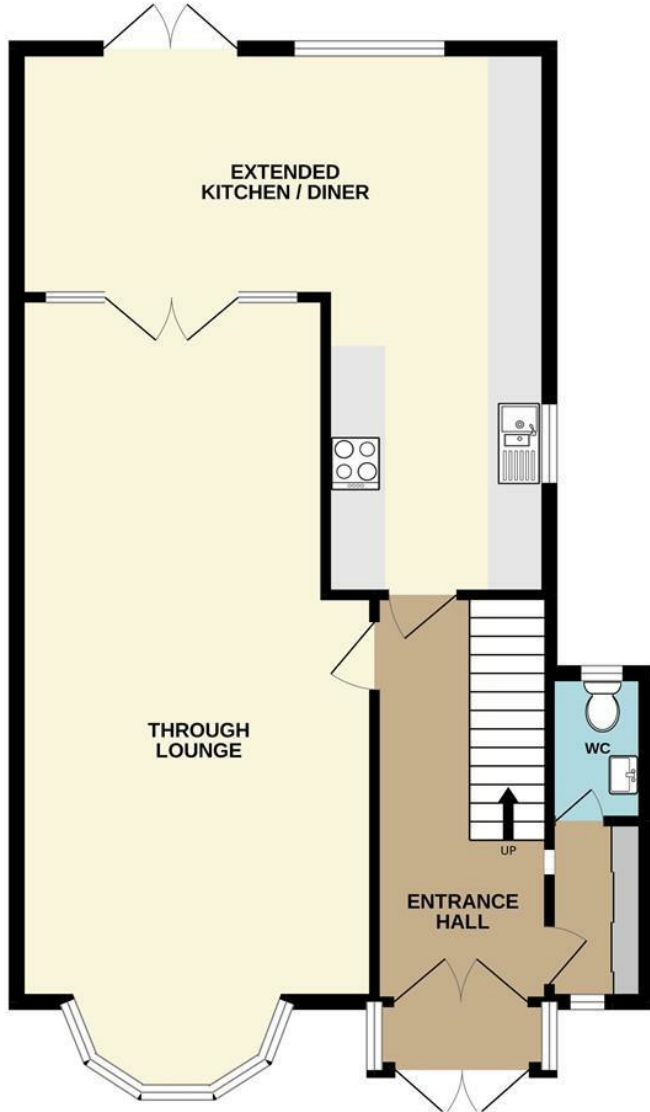
COUNCIL TAX

London Borough of Redbridge - Band F

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.



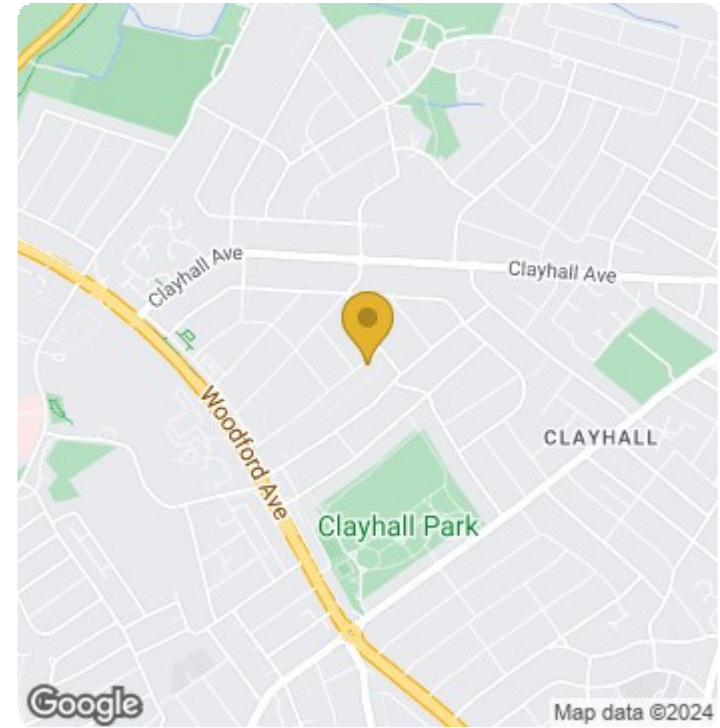


GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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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1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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





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