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90 Peel Place
Clayhall, Essex IG5 0PT
Price £775,000

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Arbon & Miller are delighted to offer this IMMACULATELY PRESENTED five bedroom detached family home situated in this popular and quiet cul-de-sac immediately off Clayhall Avenue. The property benefits from being located within close proximity to local shopping facilities and bus services all within walking distance, with bus links commuting directly towards Barkingside High Street, Gants Hill & Ilford town centres, and Romford town centre, with easy access to Central Line Train Stations also. Peel Place's offers a thoughtfully designed layout with the ground floor providing Open Plan living with lounge open through to a modern and spacious kitchen diner, separate utility room and cloakroom. The first floor includes five well-proportioned bedrooms, one with en-suite and additional family bathroom. The property offers excellent potential to develop by means of loft and/or garage extension conversion (subject to usual planning consent). Externally, Peel Place features a 16' attached garage and a delightful rear garden with raised decking platform and remainder laid to lawn. We believe interest is likely to be high and would recommend carrying out an internal inspection.

ENTRANCE PORCH 4'7 x 4'7 (1.40m x 1.40m)

Composite door with obscure leaded light style double glazed insert and obscure double glazed fixed sidelight, obscure double glazed window, electric radiator, Malmo LVT flooring, door to utility room, door to entrance hall.

UTILITY ROOM 4'7 x 4'1 (1.40m x 1.24m)

Plumbing for washing machine, vent for tumble dryer, obscure double glazed leaded light style window, work surface, Malmo LVT flooring.

ENTRANCE HALL 11'7 x 9'4 to extremes (3.53m x 2.84m to extremes)

Stairs to first floor, understairs storage cupboard, radiator, Malmo LVT flooring, hive thermostat system.

CLOAKROOM 4'10 x 4'7 (1.47m x 1.40m)

Low level wc, vanity unit with wash hand basin and mixer tap, tiled walls, Malmo LVT flooring, obscure leaded light style double glazed window.

OPEN PLAN RECEPTION/KITCHEN/DINER 29'6 x 23'9 to extremes (8.99m x 7.24m to extremes)

Extensive range of wall and base units, Quartz working surfaces and splashbacks, cupboards and drawers, wine chiller, electric induction hob with gas burner inset, AEG hood over, glass splashbacks, eye level double oven, built-in microwave, recess for American style fridge/freezer, one and half bowl inset stainless steel sink unit with mixer tap and waste disposal unit, water softener, integrated dishwasher, inset spotlights to ceiling, door to side access with fixed sidelight, Malmo LVT flooring throughout, two wall mounted vertical radiators bi-folding doors to rear garden with integrated blind system, feature gas fireplace, inset spotlights to ceiling, three light leaded light style double glazed window, two double radiators.

FIRST FLOOR LANDING

Airing cupboard, access to loft, doors to:

BEDROOM ONE 11'6 x 8'6 (3.51m x 2.59m)

Three light leaded light style double glazed window, fitted wardrobes to one wall, radiator, door to:

ENSUITE SHOWER ROOM 9'3 x 6'3 (2.82m x 1.91m)

Double walk-in shower cubicle with mixer tap, hand held shower attachment and rainforest shower head, low level wc, vanity unit with double wash hand basins, mixer taps and storage under, part tiled walls, tiled floor, heated towel rail, inset spotlights to ceiling, obscure leaded light style double glazed window.

BEDROOM TWO 11'6 x 10'11 (3.51m x 3.33m)

Two light leaded light style double glazed window, fitted wardrobes to one wall, double radiator.

BEDROOM THREE 14'6 x 8' (4.42m x 2.44m)

Two light double glazed window, radiator.

BEDROOM FOUR 10'4 x 7'2 (3.15m x 2.18m)

Two light leaded light style double glazed window, radiator.

BEDROOM FIVE/HOME OFFICE 9'3 x 8' (2.82m x 2.44m)

Two light leaded light style double glazed window, radiator, Malmo LVT flooring.

BATHROOM/WC 6'7 x 5'6 (2.01m x 1.68m)

Panel enclosed bath with mixer tap, shower attachment, rainforest shower head and glazed side screen, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, part tiled walls, tiled floor, inset spotlights to ceiling, extractor fan.

REAR GARDEN

Large decking area with inset lighting, lawn area, mature flower beds, outside light, outside tap, resin pathway leading to side pedestrian access, pedestrian access leading to garage,

ATTACHED GARAGE 16'6 x 9'1 (5.03m x 2.77m)

Up and over door, power and lighting, roof space storage.

FRONT GARDEN

Providing OFF STREET PARKING.

COUNCIL TAX

London Borough of Redbridge - Band F

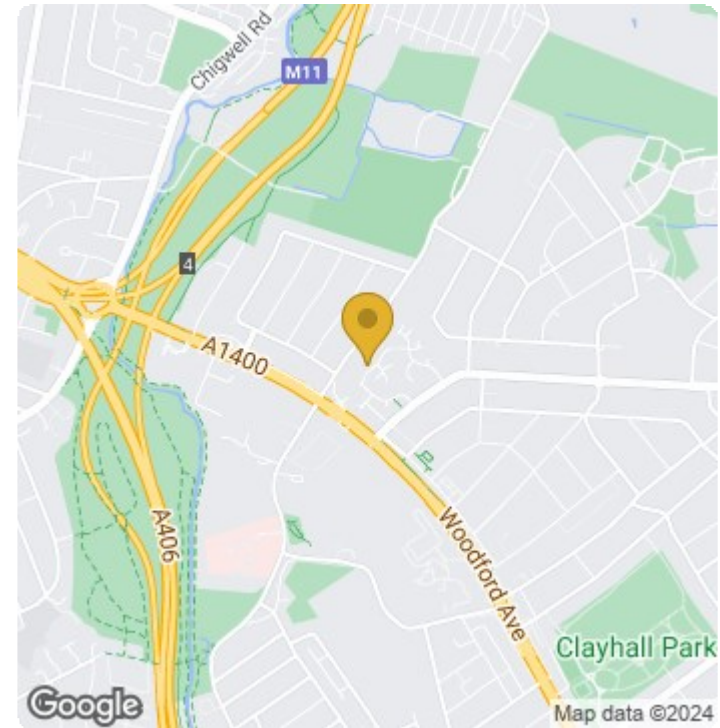
AGENTS NOTE

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.





PEEL PLACE
TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(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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