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4A Purley Close
Clayhall, Essex IG5 0TP
Price £525,000

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Arbon & Miller welcome you to Purley Close - This delightful detached bungalow boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. With two large bedrooms, this property offers a comfortable living space for a small family or professionals looking for a peaceful retreat. The bungalow features a well-maintained bathroom, ensuring convenience and comfort for its residents. Parking is a breeze with space for two vehicles, making it ideal for those with multiple cars or visitors. Being chain-free, this property offers a hassle-free buying process, allowing you to move in swiftly and make it your own. Nestled in a quiet cul-de-sac, this detached home provides a sense of privacy and tranquillity. The immaculate condition of the property reflects the care and attention to detail given by its current owners, offering a ready-to-move-in experience for the new occupants. One of the highlights of this property is its low-maintenance rear garden, perfect for enjoying the outdoors without the need for extensive upkeep. This garden provides a lovely space to unwind and soak up the sunshine. Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Clayhall. Book a viewing today and step into your future in this wonderful property on Purley Close.

ENTRANCE HALL 12' x 6'8 to extremes (3.66m x 2.03m to extremes)

UPVC obscure double glazed entrance door, wood strip flooring, double radiator, coved cornice, inset spotlights to ceiling, storage cupboard housing combi boiler, access to loft via pull down ladder, doors to:

KITCHEN 12'3 x 6'1 (3.73m x 1.85m)

Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, four ring gas hob with extractor hood over, undercounter electric oven, one and a half bowl stainless steel sink top unit with mixer tap, integrated dishwasher, washing machine and fridge/freezer, tiled splashback, coved cornice, spotlights to ceiling, double radiator, tiled floor, remote controlled double glazed Velux skylight window, two light double glazed window.

LOUNGE 15'7 x 15'4 (4.75m x 4.67m)

Two double radiators, coved cornice, inset spotlights to ceiling, wood strip flooring, bi-folding double glazed doors leading to conservatory.

CONSERVATORY 9'7 x 7'6 (2.92m x 2.29m)

Inset spotlights to ceiling, wood strip flooring, multiple bi-folding double glazed doors leading to rear garden.

BEDROOM ONE 16'7 into bay x 10'7 (5.05m into bay x 3.23m)

Three light double glazed bay window, two double radiators, coved cornice, spotlights to ceiling.

BEDROOM TWO 13'3 to extremes x 11'5 (4.04m to extremes x 3.48m)

Two light double glazed window, spotlights to ceiling, coved cornice, double radiator.

BATHROOM 7'1 x 5'9 (2.16m x 1.75m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, low level wc, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, coved cornice, extractor fan, obscure double glazed window with fanlight over.

LOFT SPACE

Power and lighting. Under eaves storage. Access via pull down ladder.

REAR GARDEN

Paved patio area, remainder laid to artificial grass, mature trees, timber built shed on hardstanding, CCTV, outside lights, outside tap.

FRONT GARDEN

Block paved front garden providing MULTIPLE OFF STREET PARKING SPACES. Pedestrian side access. Outside lights, CCTV. Electric EV charging point.

COUNCIL TAX

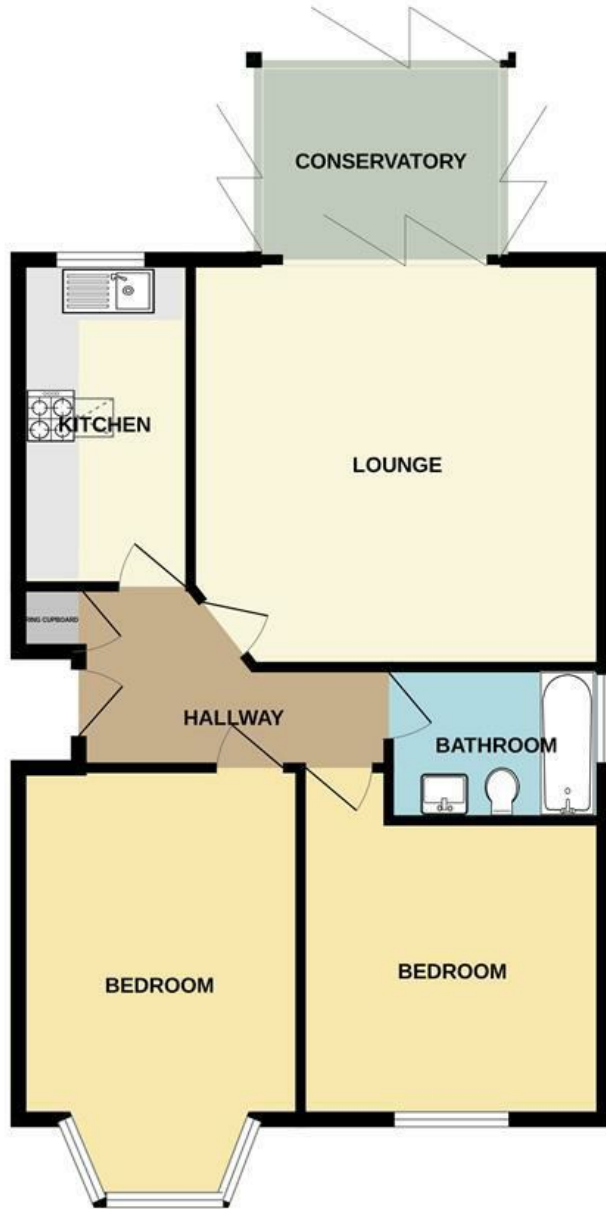
London Borough of Redbridge - Band E

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
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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		81
(69-80) C	70	
(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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