



A&M  
ARBON MILLER  
EST 1976

**290 Fullwell Avenue, Clayhall, Essex IG5 0SA**

**£1,650 Per calendar month**

Welcome to Fullwell Avenue, Clayhall - a charming location that could be your next home sweet home! This delightful maisonette boasts a newly refurbished interior, offering a fresh and modern living space for you to enjoy. As you step inside, you are greeted by a large reception room, perfect for relaxing with family or entertaining guests. With two inviting bedrooms, there is ample space for a growing family or for hosting overnight visitors. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents. Situated on the ground floor, this maisonette offers easy access and a sense of privacy. Step outside to discover your very own garden, a tranquil oasis where you can unwind after a long day or enjoy a morning coffee in the fresh air. Parking is a breeze with off street parking space, providing added convenience for residents and guests. Additionally, the property's proximity to Gilbert Colvin School makes it an ideal choice for families with school-going children. Don't miss out on this fantastic opportunity to make this maisonette your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in Clayhall.





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>				<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>			