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EST 1976



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81 Beechwood Gardens  
Clayhall, Essex IG5 0AG  
Price guide £675,000

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Price Guide £675,000 - £700,000 \*\* Arbon & Miller are delighted to offer this decoratively immaculate "SMITH" built extended semi detached house, situated in this highly sought after turning on the ever popular WOODS ESTATE, directly off Woodford Avenue and Northwood Gardens. The property is conveniently located within 1/2 a mile of GANTS HILL CENTRAL LINE offering direct access to Stratford within 15 minutes and Liverpool Street within 25 minutes. The property is also with the BEAL catchment. To fully appreciate the many features of Beechwood Gardens, we highly recommend an early internal inspection.

### STORM PORCH

Entrance door with obscure double glazed inserts and obscure double glazed fanlight to side, outside light.

### ENTRANCE HALL 15'9 x 6'5 (4.80m x 1.96m)

Storage cupboard, obscure leaded light style double glazed window to flank, wood strip flooring, picture rail, coved cornice, understairs storage cupboard, stairs to first floor, double radiator, doors to:

### CLOAKROOM 5'4 x 2'4 (1.63m x 0.71m)

Low level wc, corner wash hand basin with mixer tap, radiator, tiled splashback, obscure leaded light style double glazed window.

### FRONT RECEPTION 17'9 into bay x 15'6 (5.41m into bay x 4.72m)

Five light leaded light style double glazed bay with leaded light style fanlights over, obscure leaded light style double glazed window to each flank of bay window, two double radiators, picture rail, coved cornice, wood strip flooring, tiled fireplace surround with gas fire.

### EXTENDED KITCHEN/DINER 21'11 x 21'11 to extremes (6.68m x 6.68m to extremes)

Dining Area: Feature fireplace surround with electric inset fire, double radiator, tiled floor, inset spotlights to ceiling, picture rail, leaded light style double glazed door with leaded light style fanlights and sidelights leading to rear garden, wall mounted vertical radiator. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, cupboard housing Valiant wall mounted combination boiler, inset spotlights to ceiling, tiled splashback, double glazed Lantern style skylight window, one and half bowl sink top with mixer tap, four burner gas hob with extractor hood

over, double eye level oven, recess for fridge/freezer, tiled splashbacks, integrated washing machine and dishwasher, concealed lighting, vertical wall mounted radiator, three light leaded light style double glazed window with leaded light style fanlights over, UPVC double glazed door with leaded light style inserts leading to rear garden.

### FIRST FLOOR LANDING 10'2 x 6'6 (3.10m x 1.98m)

Obscure leaded light style double glazed window to flank, door to airing cupboard, access to loft, picture rail, coved cornice, doors to:

### BEDROOM ONE 17'7 into bay x 14'10 (5.36m into bay x 4.52m)

Five light leaded light style double bay with leaded light style fanlights over, obscure leaded light style double glazed window to each flank of bay window, fitted wardrobes to one wall, picture rail.

### BEDROOM TWO 12'4 x 11'3 (3.76m x 3.43m)

Two light leaded light style double glazed window with leaded light fanlights over, mirror fronted fitted wardrobes to one wall, double radiator.

### BEDROOM THREE 8'4 x 7'10 (2.54m x 2.39m)

Three light leaded light style double glazed oriel bay with leaded light style fanlights over, double radiator.

### FAMILY BATHROOM 9' x 6' (2.74m x 1.83m)

Panel enclosed bath with shower attachment over and rainforest shower head, part tiled walls, tiled floor, pedestal wash hand basin, low level wc, heated towel rail, inset spotlights to ceiling, obscure leaded light style double glazed window with obscure leaded light style fanlights over, further obscure leaded light style double glazed window, extractor fan.

### FULLY BOARDED LOFT ROOM

Access via pull down ladder, double glazed skylight window, power and lighting. Can be converted into a room subject to planning permission.

### REAR GARDEN

Well maintained rear garden with paved patio area, lawn, mature tree and shrub borders, concealed ambient lighting, timber shed, four outside wall lights, security lighting, power supply, outside tap, door to:

### FRONT GARDEN

Providing MULTIPLE OFF STREET PARKING SPACES. Shared drive to:

### DETACHED GARAGE 15'8 x 7'11 (4.78m x 2.41m)

Via shared driveway. Double wooden doors, power and lighting.

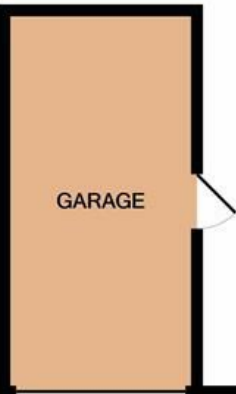
### COUNCIL TAX

Band E - London Borough of Redbridge.

### 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.



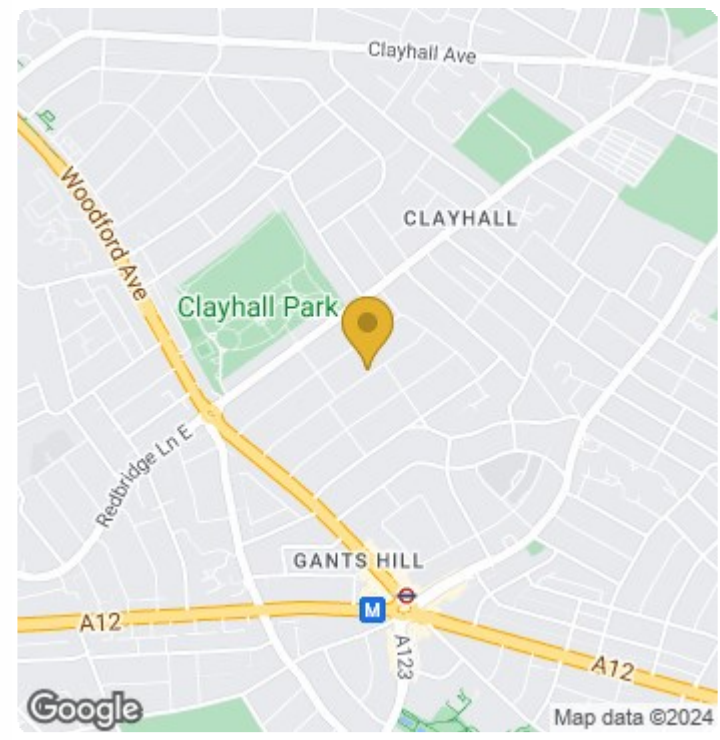
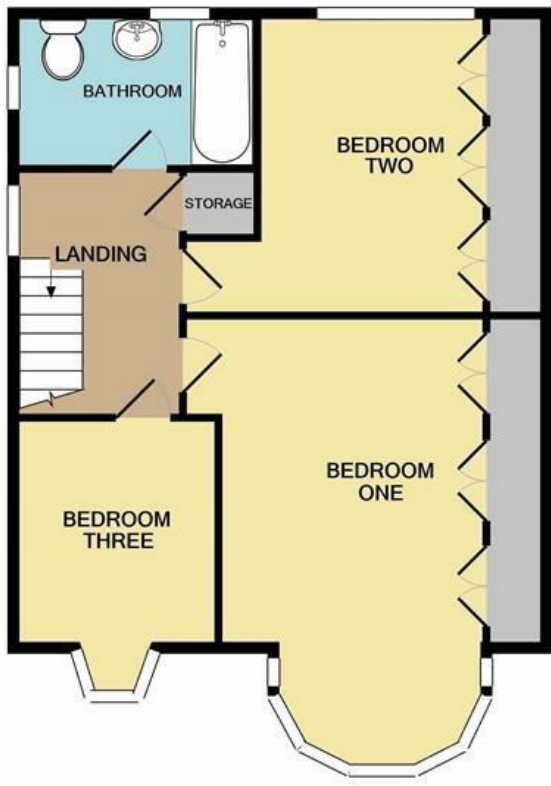


TOTAL APPROX. FLOOR AREA 1474 SQ.FT. (137.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR  
APPROX. FLOOR AREA  
860 SQ.FT.  
(79.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA  
615 SQ.FT.  
(57.1 SQ.M.)



### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>76</b> |
| (55-68) <b>D</b>                            | <b>56</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |



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