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268 Fullwell Avenue
Clayhall, Essex IG5 0SB
£1,600 Per calendar month

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Arbon & Miller are delighted to offer this DECORATIVELY IMMACULATE ground floor two bedroom purpose built maisonette positioned within close proximity of local shopping facilities and bus services which offer direct links to Barkingside High Street. The property boasts spacious living accommodation throughout with a Reception Room, Feature Kitchen, two well proportioned Bedrooms and fitted Bathroom. Externally, the property accommodates a private Rear Garden & private Driveway to front. We highly recommend an internal inspection to appreciate the properties many key features. Available Beginning September 2024

ENTRANCE HALL 8'6 x 3'7 (2.59m x 1.09m)

Obscure double glazed entrance door, radiator, built-in storage cupboard, access to all rooms.

KITCHEN 7'1 x 6'0 (2.16m x 1.83m)

Range of feature base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap and drainer, built-in oven, four ring gas hob with extractor fan over, part tiled walls, wall-mounted boiler, plumbing for washing machine, two light double glazed window to rear.

LOUNGE 12'0 x 10'5 (3.66m x 3.18m)

Double glazed sliding patio door with fixed double glazed sidelight leading to Rear Garden, double radiator.

BEDROOM ONE 11'0 x 10'6 into wardrobe (3.35m x 3.20m into wardrobe)

Three light double glazed half bay window to front, radiator, fitted wardrobe cupboards with matching side units.

BEDROOM TWO 9'6 x 8'11 (2.90m x 2.72m)

Double glazed window to front, radiator, laminate style wood strip flooring.

BATHROOM 5'6 x 5'3 (1.68m x 1.60m)

Panel enclosed bath with inset independent shower, pedestal wash hand basin, low level wc, radiator, part tiled walls, obscure double glazed window to flank.

REAR GARDEN

Raised decking area with steps leading to remainder laid to lawn, timber-built storage shed, side access, external lighting.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES via private driveway.

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.

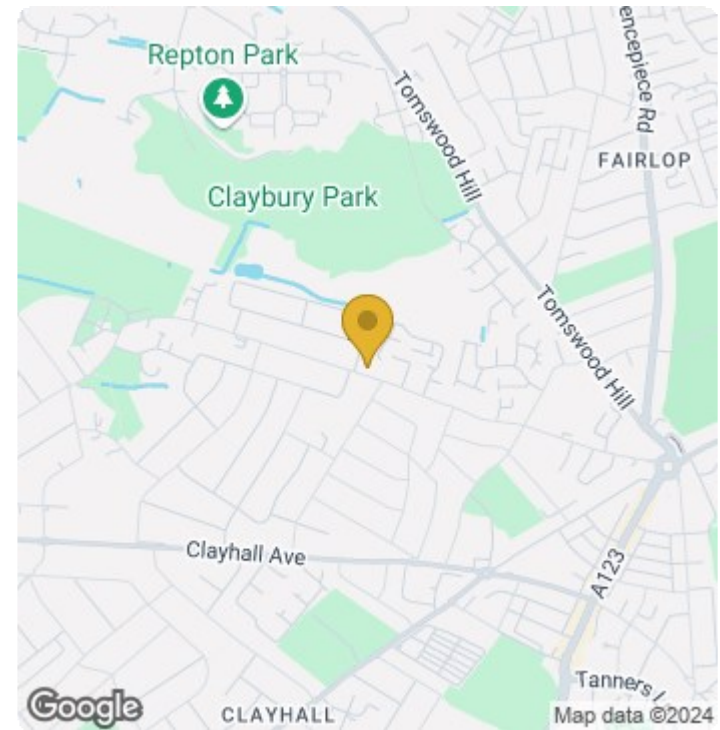





TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	77
England & Wales	EU Directive 2002/91/EC 	



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