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34 Wensleydale Avenue
Clayhall, Essex IG5 0NA
Price guide £750,000

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Price Guide: £750,000 to £775,000. We are delighted to offer this EXTENDED semi-detached house situated in this sought-after location close to local amenities, bus services and Iford County High School. To the ground floor is a 27' Through Lounge, 23' Rear Extension opening onto the Kitchen Area and Shower Room. To the first floor can be found 5 good size bedrooms and Family Bathroom. The property offers further development potential via a loft conversion (stpp). There is a well maintained 75ft Rear Garden. Integral Garage and OFF STREET PARKING to the front.

ENTRANCE PORCH 6'2 x 3'10 (1.88m x 1.17m)

UPVC leaded light style double glazed double doors with leaded light style fixed sidelight and fixed fanlight over, tiled floor, obscure double glazed UPVC double doors to:

ENTRANCE HALL 12'3 x 6'6 max (3.73m x 1.98m max)

Coved cornice, understairs storage cupboard, double radiator, wall light point, open to kitchen, door to:

THROUGH LOUNGE 27'4 into bay x 12'2 max (8.33m into bay x 3.71m max)

Six light leaded light style double glazed bay with fanlights over, radiator, dado rail, coved cornice, further double radiator, feature fireplace with electric fire, obscure glazed multi paned double doors with obscure glazed fixed fanlight leading to:

REAR EXTENSION 23'1 x 9'6 (7.04m x 2.90m)

Double glazed floor to ceiling double doors with fixed fanlights over, two double glazed floor to ceiling windows with fanlights over, two double radiators. range of wall and base units, cupboards and drawers, working surfaces, cupboards and drawers, one and half bowl sink unit with mixer tap, cupboard housing boiler, plumbing for dishwasher, open to:

KITCHEN AREA 12' x 6'9 (3.66m x 2.06m)

Range of wall and base units, working surfaces, cupboards and drawers, five ring gas hob with extractor hood over, eye level oven, recess for fridge freezer, recess for tumble dryer, part tiled walls, concealed lighting, wood strip flooring.

INTERNAL LOBBY 4'3 x 2'10 (1.30m x 0.86m)

Door to side entrance, further door to:

SHOWER ROOM 5'8 x 4'2 (1.73m x 1.27m)

Shower cubicle with electric shower and glazed door, tiled walls, low level wc, corner wash hand basin, radiator, obscure double glazed window with fanlight over.

FIRST FLOOR LANDING

Access to part boarded loft with skylight window via pull down ladder, coved cornice, wall light point, dado rail, doors to:

BEDROOM ONE 15'4 into bay x 11'2 into wardrobe recess (4.67m into bay x 3.40m into wardrobe recess)

Six light double glazed leaded light style bay with fanlights over, fitted wardrobes to one wall, two wall light points, coved cornice, ceiling fan, radiator.

BEDROOM TWO 14'5 into bay x 10'7 (4.39m into bay x 3.23m)

Fitted wardrobes with matching fitted dresser to one wall, five light double glazed bay with fanlights over, radiator, coved cornice, ceiling fan.

BEDROOM THREE 11'10 into bay x 7'7 (3.61m into bay x 2.31m)

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

BEDROOM FOUR 9'7 into bay x 6'9 (2.92m into bay x 2.06m)

Three light leaded light style double glazed oriel bay with fanlights over, radiator, high level storage, coved cornice, ceiling fan.

BEDROOM FIVE 8'2 x 7'4 (2.49m x 2.24m)

Two light double glazed window with fanlight over, double radiator.

DRESSING ROOM 4'2 x 3'7 (1.27m x 1.09m)

Hanging rails, storage area.

FAMILY BATHROOM 7'4 x 5'4 (2.24m x 1.63m)

Tiled enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin, corner shower cubicle with electric power shower and glazed screen, tiled walls, double radiator, extractor fan, obscure double glazed window with fanlight over.

SEPARATE WC 4'4 x 2'5 (1.32m x 0.74m)

Low level wc, radiator, tiled walls, extractor fan.

SIDE ENTRANCE 10'9 x 3' (3.28m x 0.91m)

Door to garage.

REAR GARDEN

Approx 75ft rear garden with paved patio area, large lawn area, mature tree and shrub borders, two pathways leading to rear, rear patio area, timber shed on hardstanding, fruit trees.

INTEGRAL GARAGE 15'5 x 8'3 (4.70m x 2.51m)

Roller door. Power and lighting. Plumbing for washing machine. Double glazed door to rear garden.

FRONT GARDEN

Paved front garden providing MULTIPLE CAR PARKING SPACES.

COUNCIL TAX

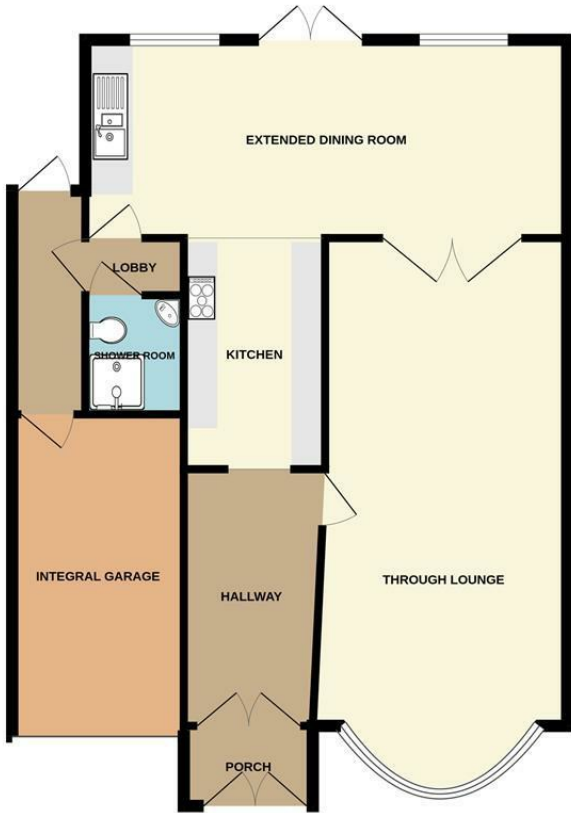
London Borough of Redbridge - Band E

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
895 sq.ft. (83.1 sq.m.) approx.

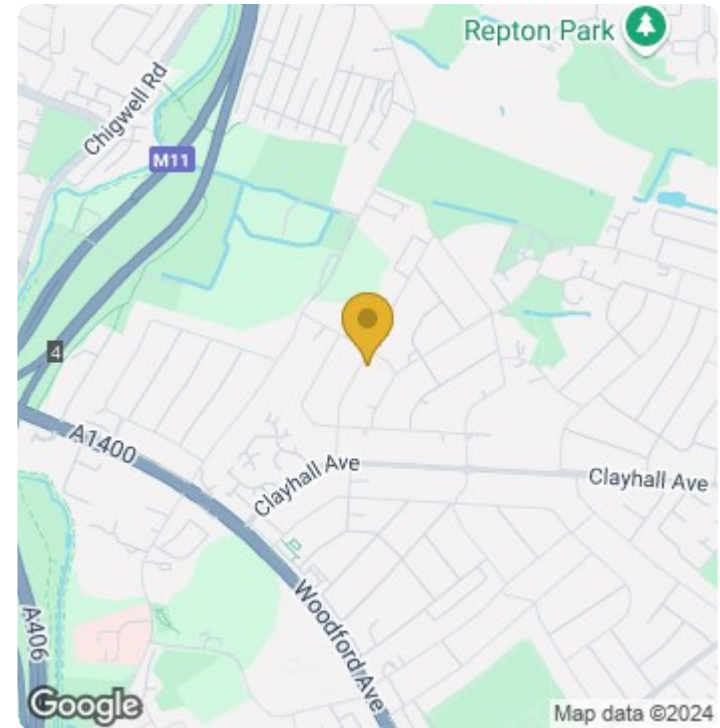


1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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		79
(69-80) C	61	
(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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