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13 Copper Beech Close
Clayhall, Essex IG5 0RX
Price £485,000

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SUPERB FIRST TIME PURCHASE. This three bedroom, two bathroom terrace house situated in a most popular quiet cul de sac location on the outskirts of Claybury Park Nature Reserve. Positioned within close proximity to Glade Primary, Gilbert Colvin Primary and Caterham High Schools, the property has been extended by means of a large conservatory addition, and has been well maintained by the current owners throughout. Interest is expected to be high. **CALL NOW TO ARRANGE A VIEWING.**

ENTRANCE HALL 9'4 x 6'1 (2.84m x 1.85m)

Obscure leaded light style double glazed door with obscure coloured leaded light style fixed sidelight, tiled floor, radiator, dado rail, coved cornice, door to:

LOUNGE 18'3 x 13'5 to extremes (5.56m x 4.09m to extremes)

Understairs storage cupboard, wood strip flooring, four light double glazed window with coloured leaded light style fanlights over, radiator, coved cornice, open to:

KITCHEN 9'7 x 7'8 (2.92m x 2.34m)

Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, stainless steel sink top unit with mixer tap, plumbing for dishwasher, recess for gas oven with extractor fan over and glass splashback, tiled splashback, coved cornice, cupboard housing combi boiler, wood strip flooring, recess for fridge/freezer, two light double glazed window with coloured leaded light style fanlights over, obscure double glazed UPVC door to:

CONSERVATORY 11'9 x 9'7 (3.58m x 2.92m)

Multi glazed double glazed windows, UPVC double glazed door, double radiator, wall light point.

SHOWER ROOM

Enclosed double walk-in shower unit with mixer tap and hand held shower attachment, pedestal wash hand basin with tiled splashback, low level wc, tiled floor, coved cornice, heated towel rail, obscure double glazed window, extractor fan, cupboard housing plumbing for washing machine.

FIRST FLOOR LANDING

Access to loft, storage cupboard housing hot water tank, doors to:

BEDROOM ONE 13'5 into wardrobe recess x 10' (4.09m into wardrobe recess x 3.05m)

Three light double glazed window, fitted wardrobes to one wall, double radiator.

BEDROOM TWO 12'7 into wardrobe recess x 10' (3.84m into wardrobe recess x 3.05m)

Three light double glazed window with coloured leaded light style fanlights over, fitted wardrobes to one wall, coved cornice, radiator.

BEDROOM THREE 8'7 x 8'1 to extremes (2.62m x 2.46m to extremes)

Two light double glazed window with coloured leaded light style fanlights over, double radiator, wood strip flooring, part panelled walls, storage cupboard.

BATHROOM 6'4 x 6'2 (1.93m x 1.88m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with tiled splashback, double glazed window, part tiled walls, wood strip flooring.

REAR GARDEN

Paved rear garden with shrub borders, outside light, outside tap, brick built storage shed to rear, rear pedestrian access.

FRONT GARDEN

Paved pathway, lawn area, mature tree and shrub borders.

COUNCIL TAX

London Borough of Redbridge - Band D

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.

AGENTS NOTE

We would advise you that there is currently a Garage listed on the Title Deeds, however this will be removed as it does not form part of the sale. Respective solicitors will address this at the time of sale.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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