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49 Stoneleigh Road  
Clayhall, Essex IG5 0JB  
Price guide £825,000



## 49 Stoneleigh Road, Clayhall, Essex IG5 0JB

Price Guide: £825,000 to £850,000 - Nestled in the desirable Stoneleigh Road of Clayhall, this imposing extended "Corner Sited" semi-detached house is a true gem waiting to be discovered. Boasting not just 5, but potentially 6 bedrooms, this property offers ample space for a growing family or those who love to entertain guests. As you step inside, you'll be greeted by not one, but two reception rooms, perfect for creating separate living spaces or a formal dining area. With 3 bathrooms, there will be no more queuing for the shower in the morning rush. Located in the sought-after Beal School catchment area, this home is ideal for families looking to secure a spot in a reputable school. The detached garage provides parking for one vehicle, ensuring convenience and security for your prized possession. Spanning over 2000 sq ft, this end-terrace house offers a generous amount of space for you to unleash your creativity and make it your own. Whether it's a cosy reading nook, a home office, or a playroom for the little ones, the possibilities are endless. Don't miss out on the opportunity to own a piece of this vibrant neighbourhood. Book a viewing today and envision the endless possibilities that this property holds for you and your loved ones.

### ENTRANCE PORCH 5'5 x 2'6 (1.65m x 0.76m)

Double glazed double doors, tiled floor, wooden double doors with obscure glazed inserts and fixed fanlights over leading to:

### ENTRANCE HALL 15'4 x 5'9 (4.67m x 1.75m)

Stairs to first floor with cupboard under, coved cornice, double radiator, solid wood flooring, doors to:

### CLOAKROOM 4'4 x 2'8 (1.32m x 0.81m)

Low level wc, wash hand basin with storage under, solid wood flooring, extractor fan.

### THROUGH LOUNGE 34'9 into bay x 12'7 max (10.59m into bay x 3.84m max)

Five light leaded light style double glazed bay with leaded light style fanlights over, two double radiators, dado rail, solid wood flooring, coved cornice, eight wall light points, double glazed double doors with fixed sidelights and fanlights over.

### OFFICE/BEDROOM SIX 15'7 into bay x 8'1 (4.75m into bay x 2.46m)

Three light leaded light style double glazed bay with leaded light style fanlights over, solid wood flooring, radiator, spotlights to ceiling.

### KITCHEN 15'10 x 14'2 to extremes (4.83m x 4.32m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, five ring gas hob with extractor hood over, eye level double oven, plumbing for washing machine, recess for tumble dryer, integrated dishwasher, recess for fridge/freezer, stainless steel double bowl sink top unit with mixer tap, wall mounted boiler, laminate flooring, three light double glazed bay with fanlights over, obscure leaded light style double glazed window to flank, double glazed door to rear garden, spotlights to ceiling.

### FIRST FLOOR LANDING

Stairs to second floor, spotlight to ceiling, storage cupboard, doors to:

### BEDROOM TWO 17' into bay x 11'8 (5.18m into bay x 3.56m)

Five light leaded light style double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall, double radiator, solid wood flooring.

### BEDROOM THREE 13'10 x 11'8 (4.22m x 3.56m)

Three light double glazed window with fanlights over, laminate wood strip flooring, coved cornice, radiator.

### BATHROOM 7'10 x 5'6 to extremes (2.39m x 1.68m to extremes)

Panel enclosed P shaped bath with mixer tap, shower attachment, and further electric shower unit, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, heated towel rail, two light obscure double glazed window with fanlight over.

### BEDROOM FOUR 11'2 into bay x 8' (3.40m into bay x 2.44m)

Three light leaded light style double glazed bay with leaded light style fanlights over, solid wood flooring, spotlights to ceiling, radiator, open to:

### WALK-IN DRESSING ROOM 9' into bay x 7' (2.74m into bay x 2.13m)

Original bedroom. Three light leaded light style double glazed bay with leaded light style fanlights over, solid wood flooring, radiator.

### BEDROOM FIVE 9' x 8'1 to extremes (2.74m x 2.46m to extremes)

Two light double glazed window with fanlights over, solid wood flooring, double radiator, spotlights to ceiling, high level storage cupboard.

### SHOWER ROOM 6'4 x 5' (1.93m x 1.52m)

Double walk-in shower unit with glazed shower screen, mixer tap and shower attachment with Rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan, heated towel rail, obscure leaded light style double glazed window.

### SECOND FLOOR LANDING

Door to:

### MASTER BEDROOM 18'8 x 13'3 to extremes (5.69m x 4.04m to extremes)

Four light double glazed window, double glazed skylight window, solid wood flooring, double radiator, eaves storage, spotlights to ceiling, door to:

### ENSUITE BATHROOM 8'4 x 6'7 to extremes (2.54m x 2.01m to extremes)

Restricted Head Height. Panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, low level wc, part tiled walls, spotlights to ceiling, double glazed Velux window, tiled floor.

### FRONT GARDEN

Paved front garden.

### REAR GARDEN

Raised paved patio area, steps down to lawn area, mature tree and shrub borders, outside light, outside tap, outside power.

### DETACHED GARAGE 19'3 x 11' (5.87m x 3.35m)

Access via Heatherley Drive. Roller Shutter, UPVC double glazed double doors, further double glazed door, power and lighting, double glazed window.

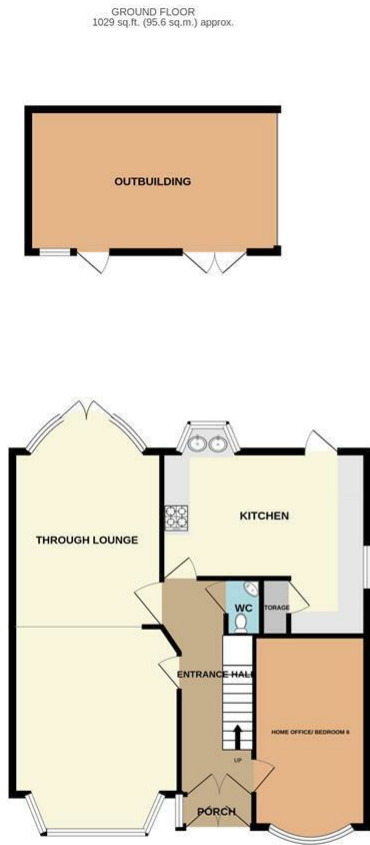
### COUNCIL TAX

London Borough of Redbridge - Band F

### 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.

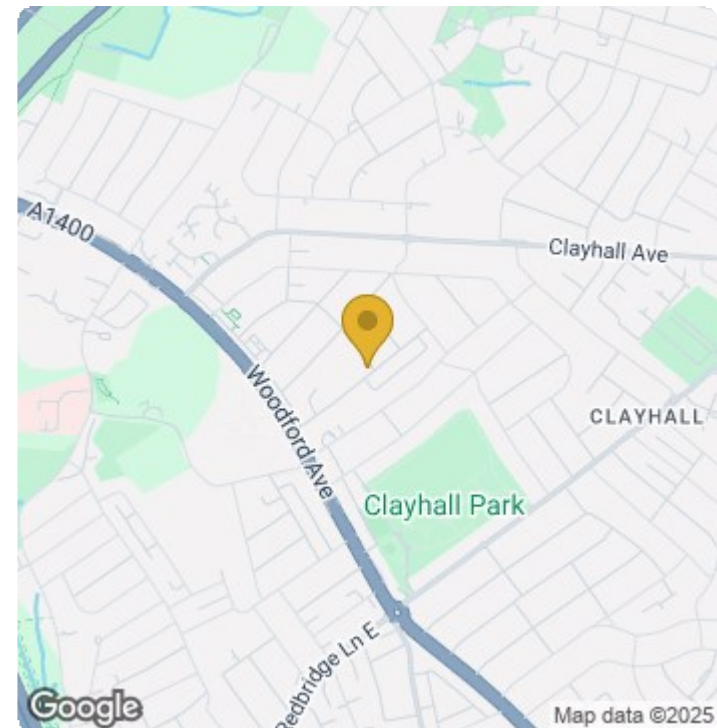




TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) approx.

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            | <b>72</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



