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43 Dovedale Avenue
Clayhall, Essex IG5 0QG
Price guide £525,000

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GUIDE PRICE - £525,000 to £550,000. Arbon & Miller are delighted to offer for sale this EXTENDED three bedroom semi-detached house situated within close proximity to the popular Gilbert Colvin primary school, local shopping facilities and bus services. Dovedale Avenue boasts spacious living accommodation throughout with the ground floor consisting of a 25ft1 Through Lounge, 10ft5 Conservatory and 15ft Extended Kitchen which also offers the unique benefit of a Cellar which could be used for various applications. The first floor comprises of three well-proportioned Bedrooms and Shower Room. Externally, there is a well-maintained private Rear Garden. This property is offered in good decorative condition and offers further potential for extension and/or loft conversion (subject to planning permission). We highly recommend an internal inspection to appreciate the properties many key features.

ENTRANCE PORCH 6'1 x 3'1 (1.85m x 0.94m)

Double glazed double entrance doors with fixed sidelights, tiled floor, further obscure glazed entrance door with obscure fixed sidelight to:

ENTRANCE HALL 14'9 max x 5'8 (4.50m max x 1.73m)

Coved cornice, wood strip style flooring, radiator, double glazed window to flank, understairs meter and storage cupboard, spotlights to ceiling, door to Kitchen, further glazed door to:

THROUGH LOUNGE 25'1 x 9'8 (7.65m x 2.95m)

Five light double glazed bay with fanlights over, three radiators, wood strip style flooring, spotlights to ceiling, coved cornice, wall light point, double glazed sliding patio door with fixed sidelight to:

CONSERVATORY 10'5 x 7'7 (3.18m x 2.31m)

Radiator, tiled floor, double glazed sliding patio door and fixed sidelight to garden, secondary glazed door to:

KITCHEN 15' x 5'8 (4.57m x 1.73m)

Base and wall units, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, built-in oven with

four ring gas hob and enclosed extractor fan over, radiator, plumbing for washing machine, part tiled walls, laminated wood strip style flooring, double glazed window with fanlight over to both flank and rear, secondary glazed window with fanlight over, access hatch to cellar.

CELLAR

Currently divided in two sections ideal for various applications. Currently used for storage. Gas fired combi-boiler.

FIRST FLOOR LANDING 6'4 x 5'8 (1.93m x 1.73m)

Obscure double glazed window to flank, coved cornice, access to loft, access to all rooms.

BEDROOM ONE 12'6 x 10' (3.81m x 3.05m)

Five light double glazed bay with fanlights over, radiator, coved cornice, ceiling fan.

BEDROOM TWO 12'5 x 10' (3.78m x 3.05m)

Four light double glazed corner half square bay with fanlights over offering panoramic views to rear, radiator, coved cornice.

BEDROOM THREE 7'1 x 5'8 (2.16m x 1.73m)

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

SHOWER ROOM 5'9 x 5'8 (1.75m x 1.73m)

Tiled shower cubicle with thermostatically controlled shower unit, corner vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, radiator, obscure double glazed window with fanlight over to rear.

REAR GARDEN

Approx 60ft Rear Garden with block paved patio area, established trees and shrubs, outside tap, outside lighting, gate to joint side entrance, remainder laid to lawn.

FRONT GARDEN

Providing CAR PARKING SPACE.

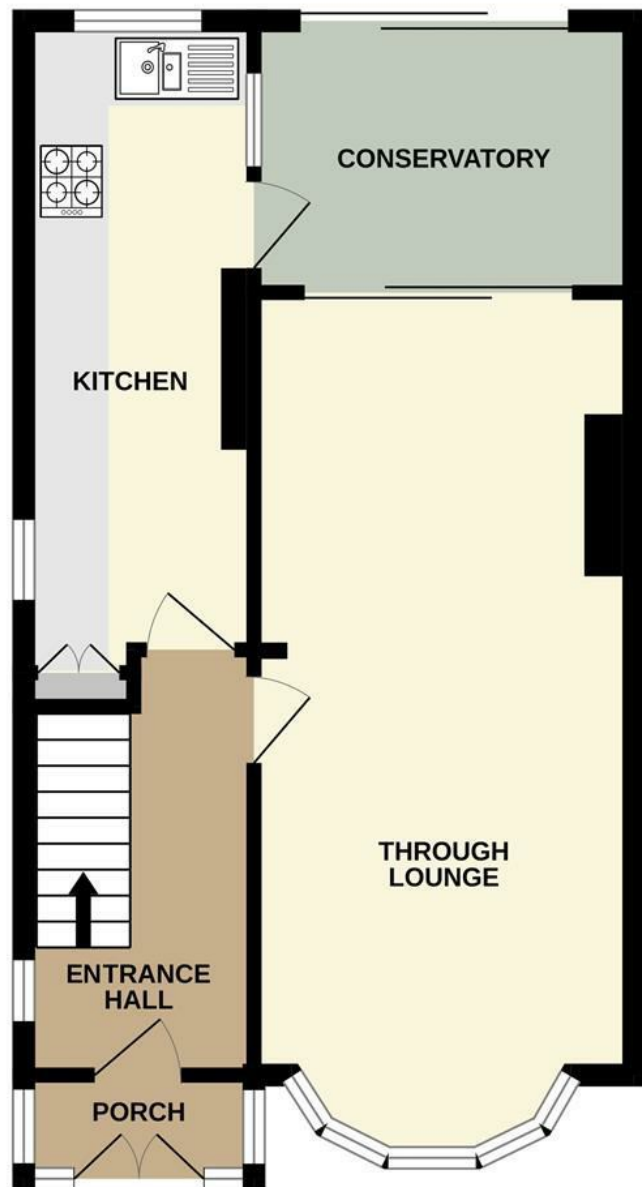
COUNCIL TAX

London Borough of Redbridge - Band D.

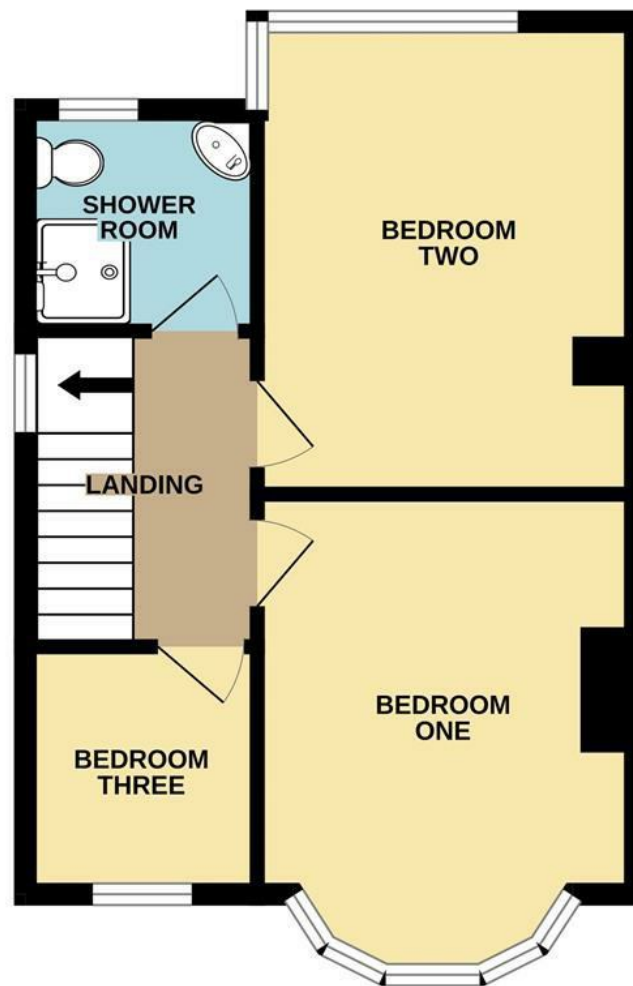
AGENTS NOTE

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.



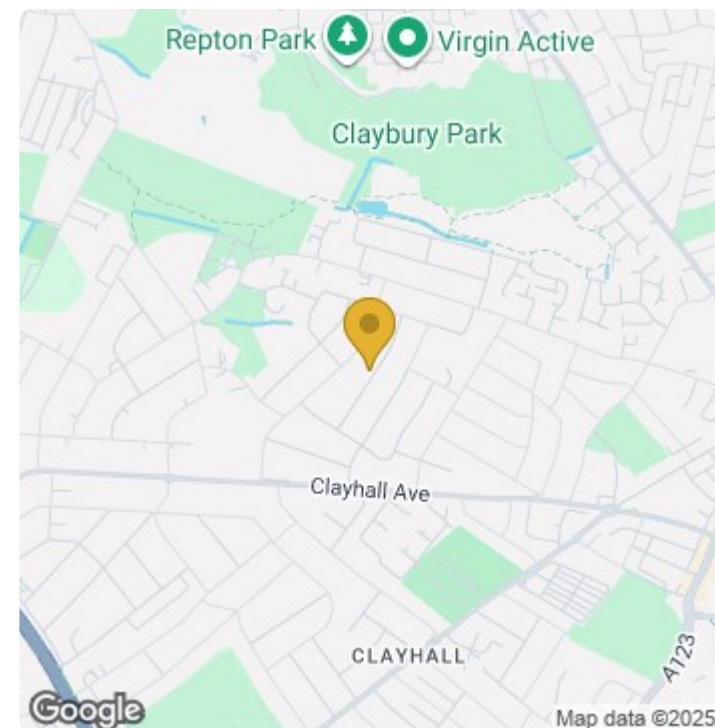


GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

TOTAL FLOOR AREA : 801 sq.ft. (74.4 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
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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