

**A&M**  
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EST 1976



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86 Clayhall Avenue  
Clayhall, Essex IG5 0LF  
Price guide £850,000



## 86 Clayhall Avenue, Clayhall, Essex IG5 0LF

Guide Price £850,000 - £900,000. We are privileged to offer this deceptively spacious extended FIVE BEDROOM house within BEAL SCHOOL CATCHMENT. Offering spacious living accommodation throughout, this substantial family home benefits from a Through Lounge, an extended Kitchen/dining room, Home office/Bedroom six and Shower Room/WC to the ground floor. The first floor boasts five well-proportioned Bedrooms, a Family Bathroom and two WCs, and a large landing which could accommodate a staircase should the prospective buyers wish to develop the loft space. The exterior consists of a large Rear Garden with a large brick built out building, patio area and Multiple Car Parking Spaces to Front. Ideally positioned within close proximity to local bus services and both Primary & Secondary Schools. This delightful property can only be truly appreciated by carrying out a internal inspection.

### ENTRANCE PORCH 6'8 x 3'5 (2.03m x 1.04m)

UPVC double glazed double doors, double glazed window with leaded light style fanlight over, spotlights to ceiling.

### ENTRANCE HALL 15'4 x 7'1 max (4.67m x 2.16m max)

Wooden double entrance doors with coloured leaded light style inserts, stairs to first floor with cupboard under, wood strip flooring, coved cornice, double radiator, spotlights to ceiling, door to:

### THROUGH LOUNGE 27'3 into bay x 12'6 max (8.31m into bay x 3.81m max)

Seven light double glazed bay with leaded light style fanlights over, double radiator, coved cornice, further double radiator, multi paned wooden double doors with fixed sidelights leading to:

### DINING ROOM EXTENSION 13'7 x 10'9 (4.14m x 3.28m)

Three light double glazed window with fanlights over, double radiator, coved cornice, wood strip flooring, spotlights to ceiling, multi paned wooden door leading to:

### EXTENDED KITCHEN/BREAKFAST ROOM 16'5 x 16'3 (5.00m x 4.95m)

Range of wall and base units, working surfaces, cupboards and drawers, eye level double oven, five burner gas hob with extractor fan over, recess for American style fridge/freezer, plumbing for washing machine and dishwasher, stainless steel sink top unit with mixer tap, cupboard housing boiler, spotlights to ceiling, island with storage under, wood strip flooring, double radiator, concealed lighting.

### HOME OFFICE/BEDROOM SIX 11'9 x 8'4 (3.58m x 2.54m)

Three light double glazed window with leaded light style fanlights over, spotlights to ceiling, double radiator, door to:

**ENSUITE SHOWER ROOM 8'1 x 3'9 (2.46m x 1.14m)**  
Double walk in shower cubicle with glazed doors, hand held shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc with hand held spray, tiled walls, tiled floor, extractor fan.

### FIRST FLOOR LANDING

Airing cupboard, spotlights to ceiling, access to loft, open doorway leading to area housing wash hand basin with mixer tap, tiled splashback and tiled floor, spotlights to ceiling, door to bathroom. Doors to:

### CLOAKROOM 4'6 x 2'9 (1.37m x 0.84m)

Low level wc with hand held spray, tiled floor, radiator, part tiled walls, obscure double glazed window with fanlight over.

### BEDROOM ONE 15'6 into bay x 11'5 into wardrobe recess (4.72m into bay x 3.48m into wardrobe recess)

Seven light double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall, radiator, spotlights to ceiling, wood strip flooring.

### BEDROOM TWO 14'7 into bay x 11'7 into wardrobe recess (4.45m into bay x 3.53m into wardrobe recess)

Five light double glazed bay with fanlights over, double radiator, fitted wardrobes to one wall, spotlights to ceiling, wood strip flooring.

### BEDROOM THREE 15'3 x 8'6 (4.65m x 2.59m)

Three light double glazed window with leaded light style fanlights over, double radiator, fitted wardrobes.

### BEDROOM FOUR 16'6 x 6'7 to extremes (5.03m x 2.01m to extremes)

Three light double glazed window, double radiator, storage cupboard, wood strip flooring.

### BEDROOM FIVE 7'9 x 6'9 (2.36m x 2.06m)

Three light double glazed oriel bay with fanlights over, fitted storage unit with high level storage cupboards, double radiator, wood strip flooring, spotlights to ceiling.

### FAMILY BATHROOM 9' x 6'6 to extremes (2.74m x 1.98m to extremes)

Corner Jacuzzi style bath with mixer tap and hand held shower attachment, close coupled wc, vanity unit with wash hand basin with mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, two light obscure double glazed window with fanlights over.

### FRONT GARDEN

Crazy paved front garden providing OFF STREET PARKING.

### REAR GARDEN

Paved patio area, remainder mainly laid to lawn, mature shrub borders, brick built OUTBUILDING with aluminium double glazed door and aluminium two light double glazed window, outside light, outside tap.

### COUNCIL TAX

London Borough of Redbridge - Band F

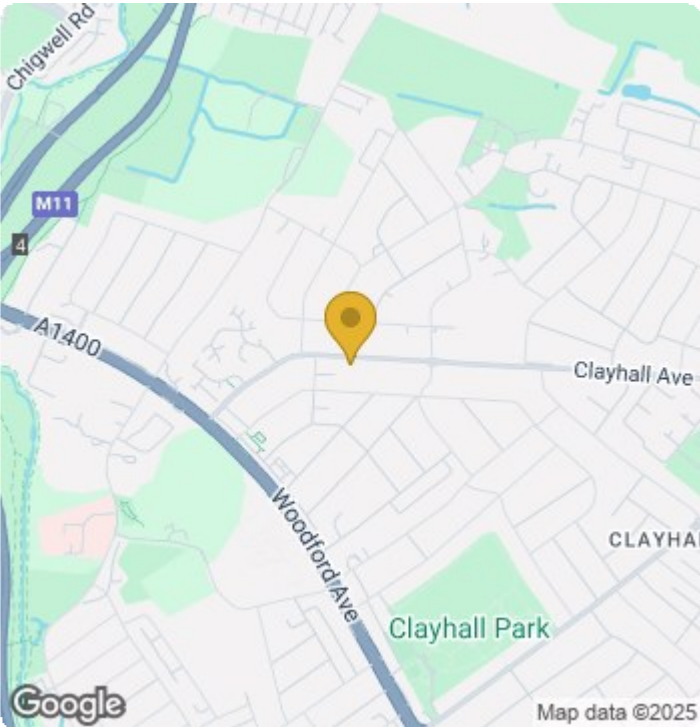
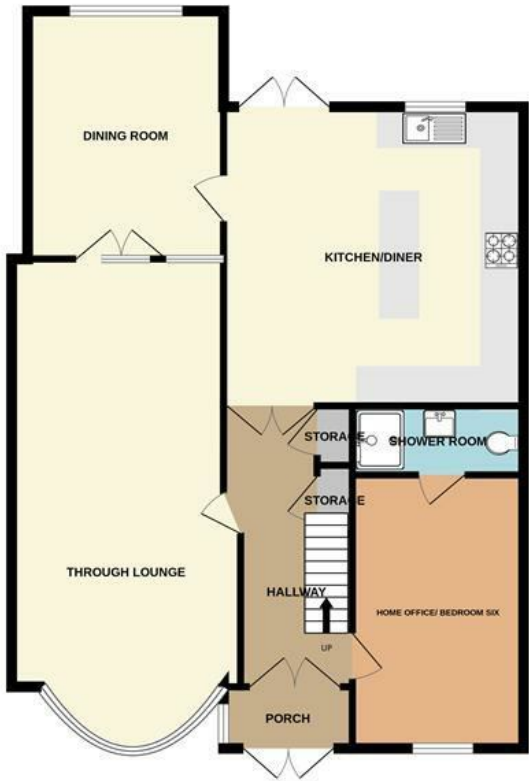
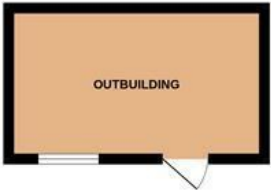
### AGENTS NOTE

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.



GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.

1ST FLOOR  
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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>83</b>
(69-80) <b>C</b>	<b>67</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 2002/91/EC	





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