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5 Beechwood Gardens
Clayhall, Essex IG5 0AE
Price guide £700,000

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*** PRICE GUIDE £700,000 - £725,000 Arbon & Miller are delighted to offer this deceptively spacious "SMITH" built extended semi detached house, situated in this highly sought after turning on the ever popular WOODS ESTATE, directly off Woodford Avenue and Northwood Gardens. The property is conveniently located within 1/2 a mile of GANTS HILL CENTRAL LINE offering direct access to Stratford within 15 minutes and Liverpool Street within 25 minutes. The property is also with the BEAL catchment. To fully appreciate the many features of Beechwood Gardens, we highly recommend an early internal inspection.

ENTRANCE PORCH 7'9 x 4'4 (2.36m x 1.32m)

UPVC door with obscure double glazed leaded light style insert, obscure double glazed fanlight, obscure glazed window to flank, wood strip flooring, plumbing for tumble dryer, wooden multi paned door with fixed sidelights and fanlights over leading to:

ENTRANCE HALL 12'4 x 6' (3.76m x 1.83m)

Wood strip flooring, stairs to first floor, understairs storage cupboard, coved cornice, obscure double glazed window, double radiator, door to:

THROUGH LOUNGE 34' into bay x 13'3 (10.36m into bay x 4.04m)

Five light double glazed bay with fanlights over, two double radiators, six wall light points, coved cornice, coloured leaded light style window, multi paned wooden door with fixed sidelights and obscure leaded light style fanlights over leading to rear extension.

KITCHEN 12'8 x 8'6 (3.86m x 2.59m)

Range of wall and base units with working surfaces, cupboards and drawers, sink top unit with mixer tap, eye level double oven, four burner electric hob with extractor fan over, concealed lighting, recess for fridge/freezer, integrated dishwasher, plumbing for washing machine, two double glazed obscure windows with fanlights over, tiled walls.

INNER LOBBY 5'5 x 4' (1.65m x 1.22m)

Door to rear extension, door to:

CLOAKROOM 5'5 x 3'4 (1.65m x 1.02m)

Low level wc, wash hand basin with mixer tap, double radiator, tiled walls, obscure double glazed window with fanlight over.

REAR EXTENSION 16'2 x 12'7 to extremes (4.93m x 3.84m to extremes)

Cupboard housing Ideal boiler, door to garage, double radiator, further radiator, spotlights to ceiling, coved cornice, double glazed door with fanlights and sidelights to rear garden.

FIRST FLOOR LANDING 10'9 x 6'5 (3.28m x 1.96m)

Obscure double glazed window to flank with fanlight over, airing cupboard, access to loft, doors to:

BEDROOM ONE 16'8 into bay x 11'6 (5.08m into bay x 3.51m)

Five light double glazed bay with fanlights over, fitted wardrobes to two walls, matching dresser and bedside tables, double radiator.

BEDROOM TWO 12'7 x 11'1 (3.84m x 3.38m)

Two light double glazed window with fanlights over, fitted wardrobes to one wall with matching low level storage, double radiator.

BEDROOM THREE 8' x 8' (2.44m x 2.44m)

Three light double glazed oriel bay with fanlights over, fitted wardrobes, double radiator.

BATHROOM 8'5 x 7' to extremes (2.57m x 2.13m to extremes)

Panel enclosed bath with mixer tap and shower

attachment, separate walkin shower cubicle with mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, double radiator, spotlights to ceiling, obscure double glazed window with fanlight over, further obscure double glazed window, extractor fan.

REAR GARDEN

Paved patio area, pedestrian access to garage, remainder laid to lawn, mature tree and shrub borders, OUTBUILDING 15'5 x 11'9 with double glazed double doors, wood strip flooring, spotlights to ceiling, power and lighting. Outside light, tap and power.

GARAGE 15'9 x 7'1 (4.80m x 2.16m)

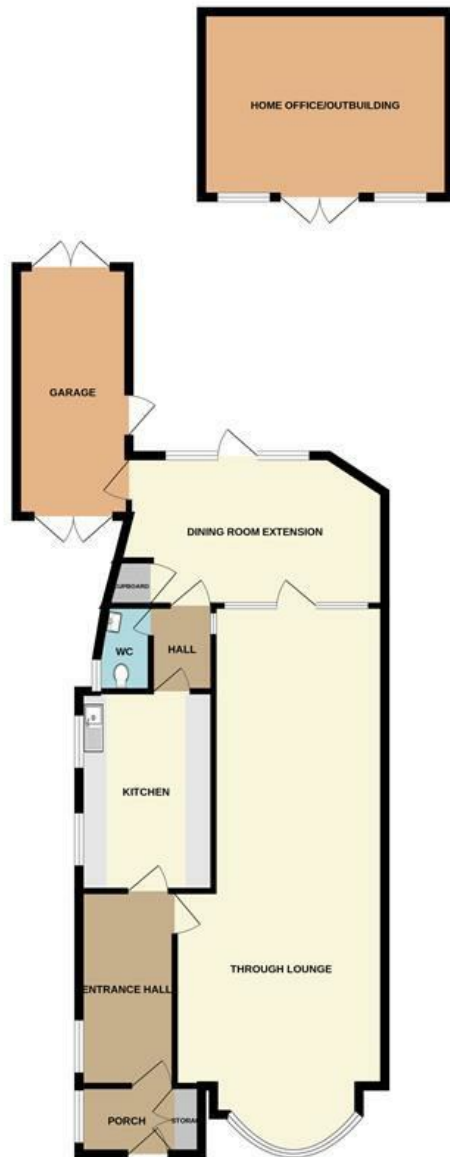
Double doors.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Shared driveway leading to garage.



GROUND FLOOR
1093 sq.ft. (101.6 sq.m.) approx.

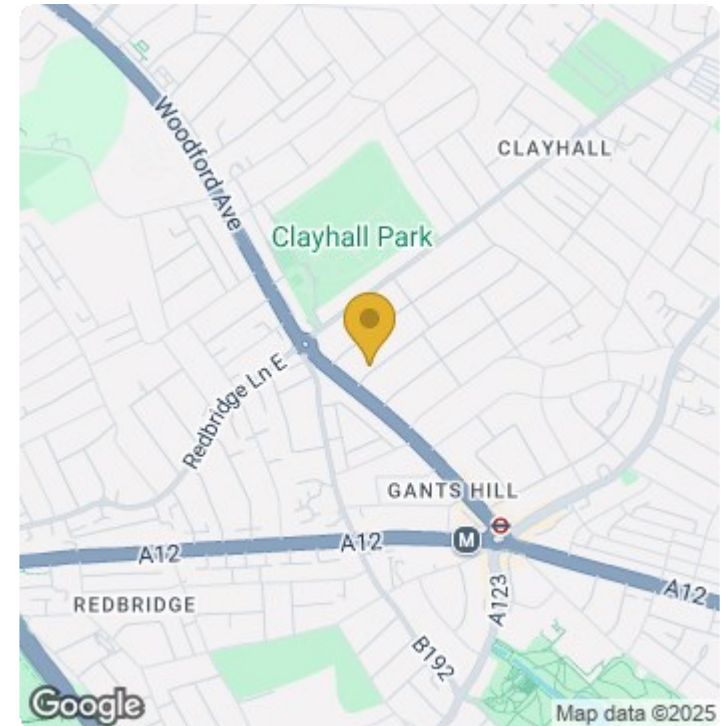


1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.1 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		77
(69-80) C		
(55-68) D	52	
(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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