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237 Fullwell Avenue
Clayhall, Essex IG5 0RB
Price guide £325,000

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*** Guide Price £325,000 - £350,000 *** CHAIN FREE *** Nestled on the desirable Fullwell Avenue in Clayhall, this charming extended ground floor Two/Three Bedroom maisonette offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, the rear garden presents a delightful outdoor area, perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. The property benefits from a long lease, providing peace of mind for future ownership. Located in a sought-after area, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This maisonette is not just a home; it is a lifestyle choice, offering both comfort and practicality in a prime location. Do not miss the opportunity to make this delightful property your own.

ENTRANCE PORCH

UPVC double glazed door with fanlight, storage area housing newly installed Valiant combination boiler with 11 year warranty, UPVC double glazed door with obscure insert leading to:

ENTRANCE HALL

Storage unit, doors to:

BEDROOM ONE 11'2 x 10'6 (3.40m x 3.20m)

Five light double glazed bay with fanlights over, wood strip flooring, double radiator.

BEDROOM TWO 9'4 x 8'8 (2.84m x 2.64m)

Borrowed light from rear extension via two light double glazed window with fanlights over, double radiator.

BEDROOM THREE 11'10 x 10'6 (3.61m x 3.20m)

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

SHOWER ROOM 5'5 x 5'5 (1.65m x 1.65m)

Glazed double shower cubicle with mixer tap, hand held shower attachment and

shower forest shower head, low level wc, tiled walls, tiled floor, heated towel rail, vanity unit with wash hand basin and mixer tap, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

OPEN PLAN LOUNGE/KITCHEN 16'9 x 13'6 to extremes (5.11m x 4.11m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, inset four burner electric hob with extractor hood over, eye level double oven, recess for fridge/freezer, concealed lighting, part tiled walls, breakfast bar, plumbing for washing machine, sink top unit with mixer tap, double glazed window with fanlight over, two double glazed skylight windows, spotlights to ceiling, double glazed sliding door with fixed sidelight, tiled floor.

REAR GARDEN

Decking area, lawn area, mature tree and shrub border, pea shingled path leading to rear, timber shed on hardstanding, outside light, outside tap.

FRONT GARDEN

Mainly laid to paving.

COUNCIL TAX

London Borough of Redbridge - Band B

LEASE

146 years remaining

GROUND RENT

£100 per annum

AGENTS NOTE (LEASE ETC)

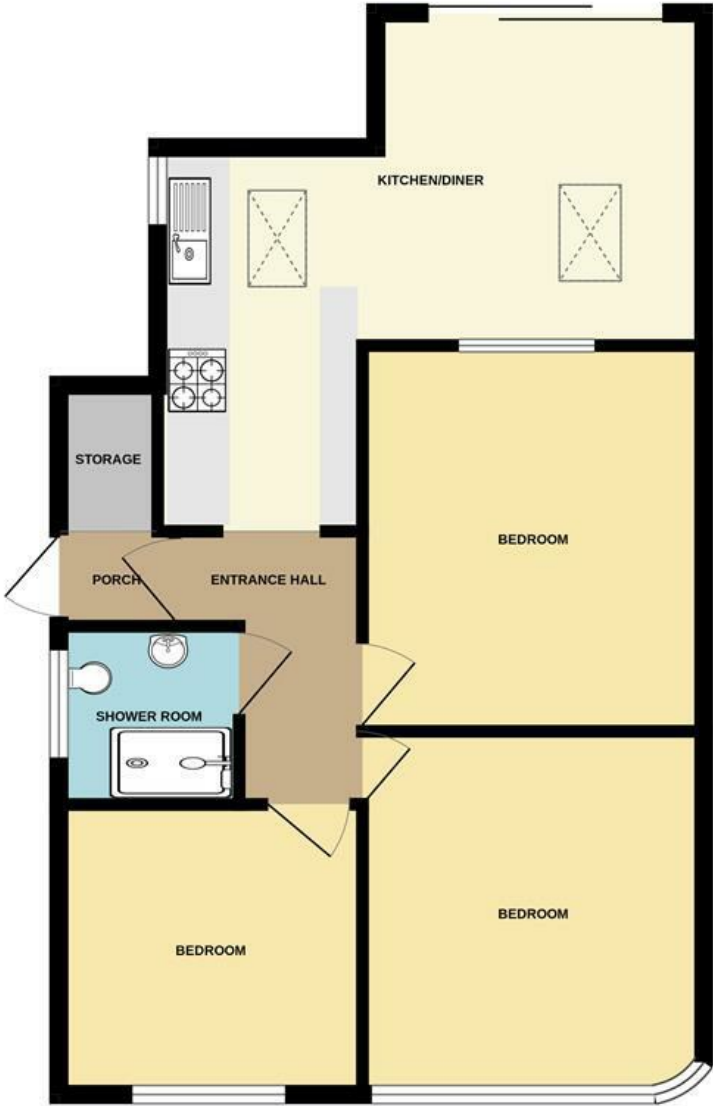
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.

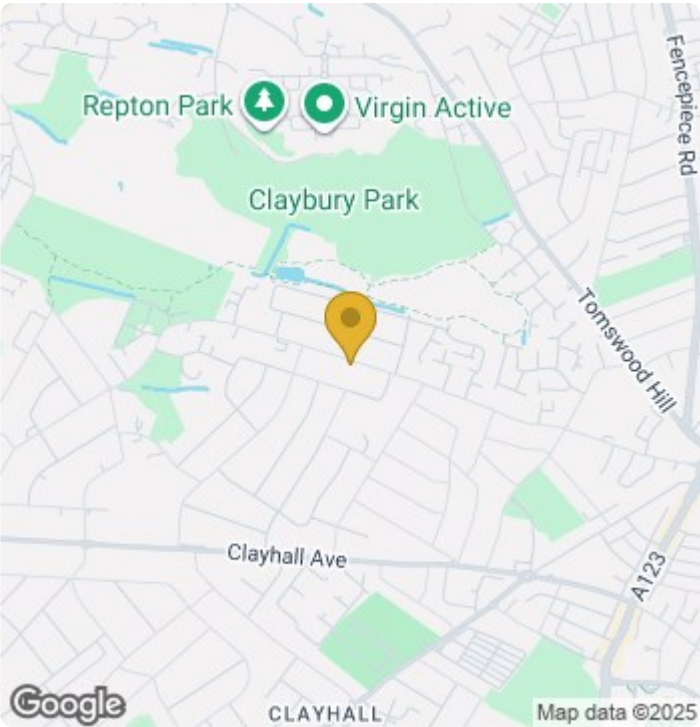


GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

