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1 Hurstleigh Gardens
Clayhall, Essex IG5 0RQ
Price guide £575,000

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**** CHAIN FREE **** Price Guide: £575,000 to £595,000 ****** Rare opportunity to acquire three bedroom DETACHED family home in Clayhall. Beautifully presented and situated in a quiet location, the property is within walking distance of local shopping amenities, and public transport providing access to Barkingside and Fairlop Central Line stations. Benefiting from a detached garage with private driveway, this very well-maintained property offers potential for further development by way of ground floor extension, and is also ideally situated for local schools.

ENTRANCE HALL 14'7 x 6'3 (4.45m x 1.91m)

UPVC entrance door with obscure leaded light style double glazed inset, stairs to first floor, understairs storage cupboard, coved cornice, spotlights to ceiling, radiator, tiled floor, cupboard housing fuse box, doors to:

KITCHEN 9'2 x 7'2 (2.79m x 2.18m)

Range of wall and base units, working surfaces, cupboards and drawers, Beaumatic built-in oven with four burner gas hob and extractor fan over, integrated dishwasher, washer/dryer and fridge/freezer, stainless steel sink unit with mixer tap, cupboard housing Valiant combination boiler, tiled floor, tiled walls, serving hatch, concealed lighting, spotlights to ceiling, obscure leaded light style double glazed window with fanlight over to flank, UPVC double glazed leaded light style door with fixed sidelight and fanlight over.

LOUNGE AREA 15'9 x 9'8 (4.80m x 2.95m)

Lounge Area: Three light leaded light style double glazed window with fanlights over, wood strip flooring, two radiators, double glazed sliding door with double glazed fixed sidelight leading to rear garden, archway to:

DINING AREA 9'3 x 7'2 (2.82m x 2.18m)

Wood strip flooring, coved cornice, two light leaded light style double glazed window with fanlights over, radiator.

SHOWER ROOM 8'2 x 2'9 (2.49m x 0.84m)

Tiled shower cubicle with glazed door, mixer tap with hand held shower attachment over, extractor

fan, wash hand basin, low level wc, double radiator, tiled walls, spotlights to ceiling, tiled floor, obscure leaded light style double glazed window with fanlight over.

FIRST FLOOR LANDING 8'7 x 6'4 (2.62m x 1.93m)

Access to loft, obscure double glazed leaded light style window with fanlight over to flank, airing cupboard, doors to:

BEDROOM ONE 14'9 into wardrobe recess x 9'4 (4.50m into wardrobe recess x 2.84m)

Three light double glazed window with fanlights over, fitted wardrobes to one wall, matching bedside tables and chest of drawers, radiator, wood strip flooring.

BEDROOM TWO 11'7 into wardrobe recess x 9'4 (3.53m into wardrobe recess x 2.84m)

Three light double glazed window with fanlights over, fitted wardrobes to one wall, radiator, wood strip flooring.

BEDROOM THREE 9'7 x 6'4 (2.92m x 1.93m)

BATHROOM 6'4 x 6'1 (1.93m x 1.85m)

Panel enclosed bath with mixer tap, additional mixer tap with hand held shower attachment and glazed side screen, vanity unit with wash hand basin and mixer tap, concealed lighting, low level wc, heated towel rail, eye level storage with concealed lighting, spotlights to ceiling, tiled walls, tiled floor, extractor fan, obscure leaded light style double glazed window with fanlight over.

REAR GARDEN

Pedestrian side access, decking area with steps leading to lawn, mature trees, hardstand area, stepping stones.

DETACHED GARAGE 16'7 x 9' (5.05m x 2.74m)

Up and over door, power and lighting. Pedestrian door to rear garden.

FRONT GARDEN

Artificial lawn bordered by picket fence, outside tap, private driveway leading to garage providing OFF STREET PARKING.

COUNCIL TAX

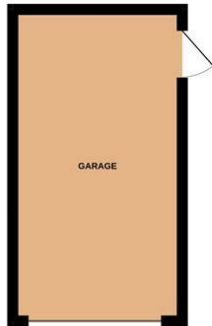
London Borough of Redbridge - Band E

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
544 sq.ft. (50.6 sq.m.) approx.

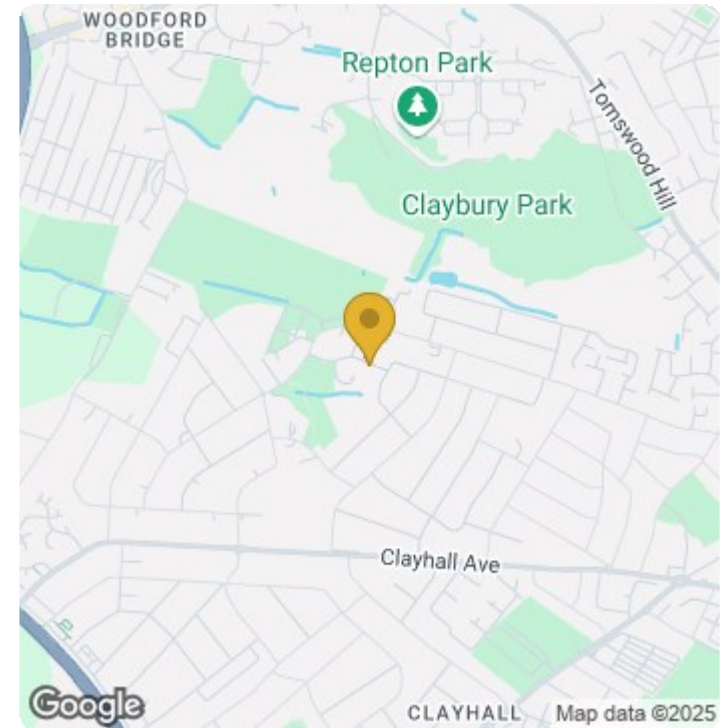


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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		83
(69-80) C	67	
(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	

