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48 Marlands Road  
Clayhall, Essex IG5 0JJ  
Offers in excess of £100,000



## 48 Marlands Road, Clayhall, Essex IG5 0JJ

Arbon & Miller are pleased to offer this Impressive SIX BEDROOM, THREE RECEPTIONS, THREE BATHROOM, semi-detached house with detached garage situated in this popular turning directly off Stradbroke Grove and Herent Drive within 1/4 of a mile of local shopping facilities and bus services and within 1/2 a mile of the ever popular Park Hill Primary and Beal High Schools. The property offers many features, some of which include:

### ENTRANCE PORCH 7'9 x 3'7 (2.36m x 1.09m)

Leaded light style obscure double glazed double doors with leaded light style obscure fixed sidelights and fixed fanlight over, wood strip flooring, door to study/playroom, obscure wooden glazed door with obscure fixed sidelight and fanlight to:

### ENTRANCE HALL 12' x 8'5 max (3.66m x 2.57m max)

Stairs to first floor, understairs storage cupboard, double radiator, coved cornice, wood strip flooring, doors to:

### THROUGH LOUNGE 31'5 into bay x 11'9 max (9.58m into bay x 3.58m max)

Five light leaded light style bay with fanlights over, two radiators, feature fireplace with wooden surround and electric fire, dado rail, four wall light points, double glazed double doors with fixed sidelights and fanlights leading to rear extension.

### L-SHAPED EXTENDED DINING/FAMILY ROOM 21'9 x 20'3 to extremes (6.63m x 6.17m to extremes)

Wood strip flooring, double radiator, understairs storage cupboard, double glazed skylight window, wood strip flooring, three light double glazed window with fanlights over, radiator, coved cornice, spotlights to ceiling, double glazed double doors leading to rear garden, door to kitchen, door to inner lobby.

### KITCHEN 17'10 x 10'4 (5.44m x 3.15m)

Range of wall and base units, working surfaces, cupboards and drawers, Rangemaster six burner oven with extractor hood over, integrated dishwasher, plumbing for washing machine, recess for fridge/freezer, stainless steel sink top unit with mixer tap, tiled splashbacks, tiled floor, breakfast bar area, radiator, coved cornice, spotlights to ceiling, two light double glazed window with fanlights over, double glazed UPVC door to rear garden.

### INNER LOBBY

Storage cupboard, coved cornice, spotlights to ceiling, wood strip flooring, doors to:

### SHOWER ROOM 6'9 x 6'7 (2.06m x 2.01m)

Glazed shower enclosure with mixer tap and shower attachment with Rainforest shower head, low level wc, vanity unit with wash

hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed fanlight window.

### HOME OFFICE/PLAY ROOM 15'9 into bay x 9'7 narrowing to 7'6 (4.80m into bay x 2.92m narrowing to 2.29m)

Four light light leaded light style double glazed bay with light leaded light style fanlights over, radiator, wood strip flooring, coved cornice.

### FIRST FLOOR LANDING

Access to loft, coved cornice, doors to:

### MASTER BEDROOM 18'10 into bay x 11'9 (5.74m into bay x 3.58m)

Five light light leaded light style double glazed bay with light leaded light style fanlights over, fitted wardrobes to one wall, coved cornice, double radiator.

### BEDROOM 13'4 x 12'2 (4.06m x 3.71m)

Four light double glazed window with fanlights over, fitted wardrobes to one wall, coved cornice, double radiator.

### BEDROOM 10'8 x 9'5 (3.25m x 2.87m)

Three light double glazed window with fanlights over, wood strip flooring, double radiator, coved cornice.

### SHOWER ROOM 6'9 x 3'9 (2.06m x 1.14m)

Double walk-in shower cubicle with glazed sliding doors, mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, spotlights to ceiling.

### BEDROOM 14'4 x 10'3 (4.37m x 3.12m)

Three light double glazed window with fanlights over, double radiator, fitted wardrobes, coved cornice.

### FAMILY BATHROOM 6'9 x 6'6 (2.06m x 1.98m)

Freestanding claw foot roll top bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

### BEDROOM 13'6 into bay x 10'10 to extremes (4.11m into bay x 3.30m to extremes)

Three light light leaded light style double glazed bay with light leaded light style fanlights over, double radiator, coved cornice, fitted wardrobes.

### BEDROOM 9'5 x 8'1 to extremes (2.87m x 2.46m to extremes)

Two light double glazed light leaded light style with light leaded light style fanlights over, double radiator.

### REAR GARDEN

Approx 70ft rear garden with patio area, large lawn, mature flower beds, pathway leading to DETACHED GARAGE, pedestrian side access, outside light, outside tap, power.

### DETACHED GARAGE 16'9 x 8'7 (5.11m x 2.62m)

Up and over door, three light double glazed window with fanlight over, power and lighting, pedestrian door to rear garden.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple cars. Mature flower beds.

### 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.

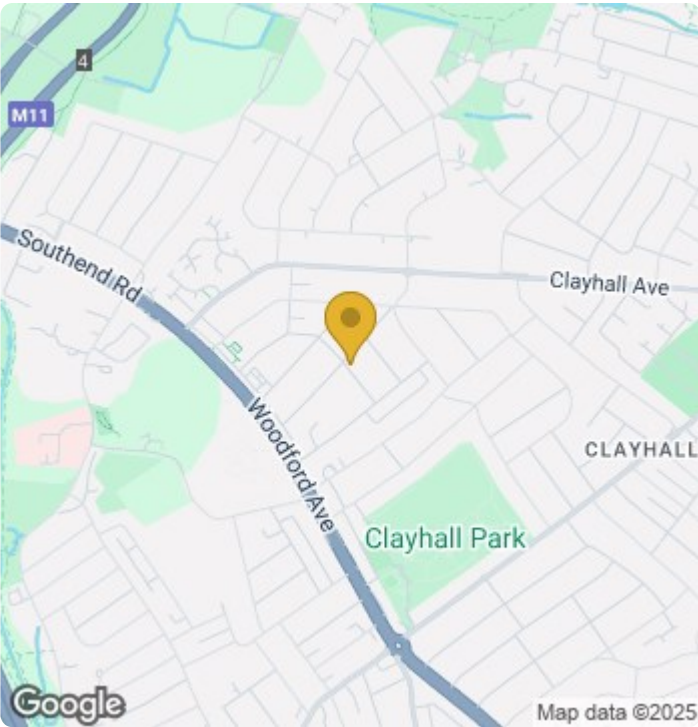


GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.

1ST FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC





