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9 The Glade  
Clayhall, Essex IG5 0NQ  
Price guide £575,000

## 9 The Glade, Clayhall, Essex IG5 0NQ

Price Guide: £575,000 to £625,000 - We are privileged to offer this three bedroom extended semi-detached family home situated on this delightful residential turning directly off Wensleydale Avenue, and within close proximity to local schools and bus services. Positioned on the fringes of Clayhall, the property is within easy reach of Barkingside High Street which offers a wide range of shops, restaurants, cafes and amenities. Barkingside Tube Station provides direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. The ground floor consists of a spacious through lounge & separate Kitchen. Additional dining room with ground floor shower room. The first floor boasts three Bedrooms and a Family Bathroom/WC. The Rear Garden is mainly laid to lawn, measuring at approximately 80ft with access to the garage. There is off street car parking available to front and a shared drive, leading to a detached garage, which offers fantastic potential for further development (subject to the usual planning consents). This home can only be truly appreciated by carrying out an internal inspection.

### ENTRANCE PORCH 7'7 x 3' (2.31m x 0.91m)

UPVC double glazed door with fixed sidelights and fanlights over, wood strip flooring, UPVC obscure double glazed door to:

### ENTRANCE HALL 10'7 x 5'6 (3.23m x 1.68m)

Wood strip flooring, dado rail, stairs to first floor, double radiator, coved cornice, obscure double glazed window with fanlight over to flank, doors to:

### THROUGH LOUNGE 27'5 into bay x 11'5 max (8.36m into bay x 3.48m max)

Three light double glazed bay window, double radiator, wood strip flooring, dado rail, coved cornice, further double radiator, double glazed double doors with fixed sidelights leading to:

### KITCHEN 14'3 x 6'8 (4.34m x 2.03m)

Range of wall and base units, working surfaces, cupboards and drawers, five burner range oven with extractor hood over, stainless steel sink top with mixer tap, plumbing for washing machine, recess for fridge/freezer, tiled floor, tiled splashbacks, coved cornice, spotlights to ceiling, cupboard housing boiler, obscure double glazed window with fanlight over.

### REAR EXTENSION 16'8 x 10'6 to extremes (5.08m x 3.20m to extremes)

Wood strip flooring, spotlights to ceiling, coved cornice, double glazed double doors to rear garden, double glazed window with fanlight over to rear garden, door to:

### SHOWER ROOM 7'1 x 4'5 (2.16m x 1.35m)

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

### FIRST FLOOR LANDING

Access to loft, storage cupboard over stairs, coved cornice, obscure double glazed window with fanlight over to flank, doors to:

### BEDROOM ONE 14'9 into bay x 10'6 (4.50m into bay x 3.20m)

Three light double glazed bay with fanlights over, double radiator, coved cornice.

### BEDROOM TWO 12'5 x 10'5 (3.78m x 3.18m)

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

### BEDROOM THREE 7'7 x 6'7 (2.31m x 2.01m)

Double glazed window with fanlight over, double radiator.

### BATHROOM 8'6 x 6'7 (2.59m x 1.83m; 2.13m)

Double walk-in shower unit with mixer tap and hand held shower attachment over, panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, spotlights to ceiling, extractor fan, tiled walls, tiled floor, obscure double glazed window with fanlight over, further obscure double glazed fanlight to flank.

### REAR GARDEN

Pedestrian side access, door to garage, outside lighting, outside tap, outside power, patio area, remainder laid to lawn, paved pathway leading to rear.

### FRONT GARDEN

Providing OFF STREET PARKING. Shared driveway leading to:

### DETACHED GARAGE 18'9 x 7'7 (5.72m x 2.31m)

Pedestrian side access, window.

### COUNCIL TAX

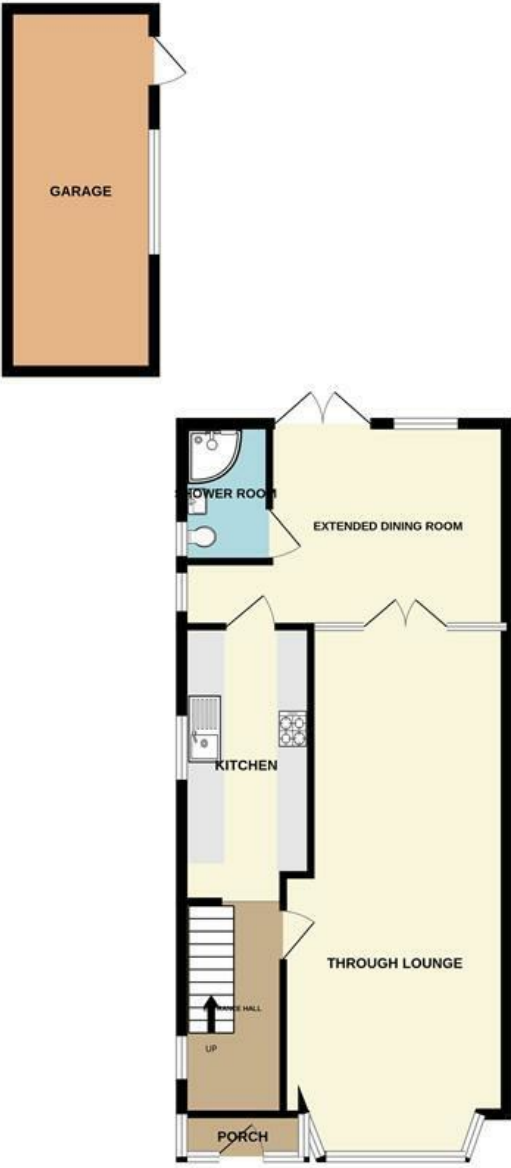
London Borough of Redbridge - Band

### AGENTS NOTE

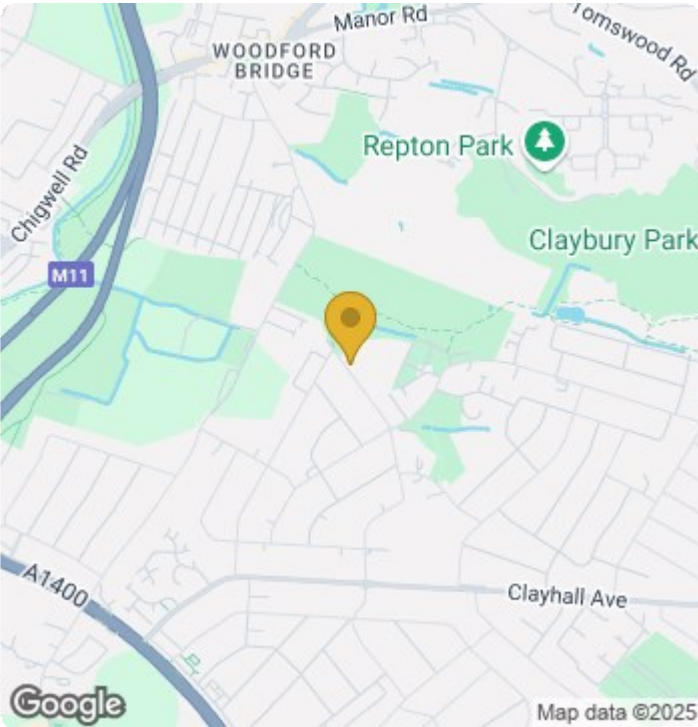
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>65</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 |

TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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