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35 Belvedere Avenue
Clayhall, Essex IG5 0UE
Price guide £850,000

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Price Guide: £850,000 to £900,000 - Arbon & Miller are delighted to offer this STUNNING five bedroom semi-detached property situated on a large corner plot in this delightful residential turning, within 1/4 of a mile of local shopping facilities and bus services. Being beautifully presented throughout and offering 24'8 Open Plan Kitchen Diner, 16' master bedroom with En-suite and built in wardrobes. The property offers huge potential for further development by way of Loft Conversion(subject to planning permission). The property has many features, some of which include:

STORM PORCH

Spotlights, CCTV, Composite door with obscure glazed sidelights to:

ENTRANCE HALL 19'1 x 5'4 (5.82m x 1.63m)

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

LOUNGE 17'3 x 13'7 (5.26m x 4.14m)

Four light double glazed window with fanlights over, double radiator, coved cornice, spotlights to ceiling, feature inset fireplace with electric fire, further double radiator.

HOME OFFICE/PLAY ROOM 13' into bay x 10'2 (3.96m into bay x 3.10m)

Four light double glazed bay with fanlights over, radiator, coved cornice, spotlights to ceiling.

OPEN PLAN L-SHAPED KITCHEN/DINER 24'8 x 23'4 to extremes (7.52m x 7.11m to extremes)

Kitchen Area: Range of wall and base units, Granite working surfaces, cupboards and drawers, concealed lighting to "kickboards", butler sink with mixer tap and spray hose, integrated eye level double oven, five burner gas hob with extractor hood over, Granite splashbacks, integrated dishwasher, integrated wine fridge, breakfast bar area with storage and seating, integrated fridge/freezer, three light double glazed window with fanlights over, spotlights to ceiling, coved cornice. Dining Area: Wood strip flooring, air conditioning unit, two double radiators, spotlights to ceiling, coved cornice, double glazed double doors with fixed sidelights leading to rear garden, door to:

UTILITY ROOM 19' x 4'10 (5.79m x 1.47m)

Range of wall and base units, working surfaces, cupboards and drawers, tiled splashbacks, plumbing for washing machine, recess for tumble dryer, stainless steel sink top unit, recess for fridge/freezer, cupboard housing boiler, spotlights to ceiling, coved cornice, radiator, tiled floor, UPVC obscure double glazed door with obscure sidelights to rear garden.

CLOAKROOM 8'7 x 3'3 (2.62m x 0.99m)

Close coupled low level wc, vanity unit with wash hand basin and mixer tap, double radiator, coved cornice, extractor fan, tiled splashback, understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft, coved cornice, doors to:

BEDROOM ONE 16'3 x 13'5 to extremes (4.95m x 4.09m to extremes)

Four light double glazed window with fanlights over, fitted wardrobes to one wall with matching fitted bedside tables and dresser, double radiator, coved cornice, spotlights to ceiling, door to:

ENSUITE SHOWER ROOM 7'4 x 7'2 (2.24m x 2.18m)

Double walk-in shower unit with glazed doors, mixer tap, shower attachment, part tiled walls, close coupled wc, vanity unit with wash hand basin and mixer tap, tiled splashback, heated towel rail, spotlights to ceiling, coved cornice, extractor fan, obscure double glazed window with fanlight over, airing cupboard housing Megaflo system.

BEDROOM TWO 11' x 9'8 (3.35m x 2.95m)

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

BEDROOM THREE 13'6 x 9'8 (4.11m x 2.95m)

Four light double glazed window with fanlights over, coved cornice, spotlights to ceiling, double radiator.

BEDROOM FOUR 13'5 into wardrobe recess x 9'2 (4.09m into wardrobe recess x 2.79m)

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

BEDROOM FIVE 7'6 x 5'8 (2.29m x 1.73m)

Two light double glazed window with fanlight over, wood strip flooring, double radiator, spotlights to ceiling, coved cornice.

BATHROOM 9'4 x 6'6 (2.84m x 1.98m)

Corner panel enclosed bath with mixer tap and shower attachment, double walk-in shower unit with mixer tap, hand held shower attachment and rainforest shower head, inset wall recess, close coupled wc, vanity unit with wash hand basin and mixer tap, shaver point, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN

Patio area, remainder laid to artificial lawn, mature trees, flower and shrubs, covered pergola area, pedestrian side access, outside lighting, outside tap, power.

OUTBUILDING 18'8 x 9'9 (5.69m x 2.97m)

Air conditioning, power, spotlights to ceiling, wood strip flooring, double glazed window with fanlight over, double glazed UPVC door, CCTV, internet point.

FRONT GARDEN

Front garden providing paved OFF STREET PARKING, flower bed, Myenergi electric car charging point, outside power.

COUNCIL TAX

London Borough of Redbridge - Band G

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
1215 sq.ft. (112.9 sq.m.) approx.

1ST FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 2056 sq.ft. (191.0 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	74	
(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	

