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223 Fullwell Avenue
Clayhall, Essex IG5 0RB
Price £285,000

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***** CHAIN FREE ***** Arbon & Miller welcomes to the market Fullwell Avenue located in the sought-after area of Clayhall. This delightful property boasts a spacious interior with one reception room, two cosy bedrooms, and a well-maintained bathroom and front/rear private gardens. Situated on the ground floor, this home offers easy access and convenience for all. An ideal investment for first-time buyers or those looking to downsize. One of the standout features of this property is the lack of ongoing chain, ensuring a smooth and hassle-free buying process. Imagine moving into your new home without any delays or complications! Conveniently located close to Claybury Park, residents can enjoy leisurely strolls in the park, picnics on sunny days, and a peaceful retreat from the hustle and bustle of daily life. Don't miss out on this fantastic opportunity to own a lovely maisonette in a prime location. Contact us today to arrange a viewing and make this property your new home sweet home.

STORM PORCH

Cupboard housing boiler, UPVC door with obscure double glazed insert and fanlight leading to:

ENTRANCE HALL

Picture rail, storage cupboard, wood strip flooring, double radiator, doors to:

LOUNGE

Double radiator, low level storage cupboards, feature fireplace surround, wood strip flooring, double glazed double doors with fixed sidelights leading to rear garden.

KITCHEN

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, recess for oven, plumbing for washing machine, tiled walls, double glazed window with fanlight over.

BEDROOM ONE

Four light double glazed bay with fanlights over, picture rail, wood strip flooring, radiator.

BEDROOM TWO

Two light double glazed window with fanlight over, picture rail, wood strip flooring, double radiator.

WET ROOM

Shower unit with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap, low level wc, double radiator, tiled walls, tiled floor, obscure double glazed window with fanlight over.

REAR GARDEN

Paved patio area, mature trees and shrubs, paved stepping stones, timber shed on hardstanding, awning, outside tap, pedestrian side access.

LEASE

81 years remaining.

GROUND RENT

£300 per annum.

COUNCIL TAX

London Borough of Redbridge - Band B

AGENTS NOTE (LEASE ETC)

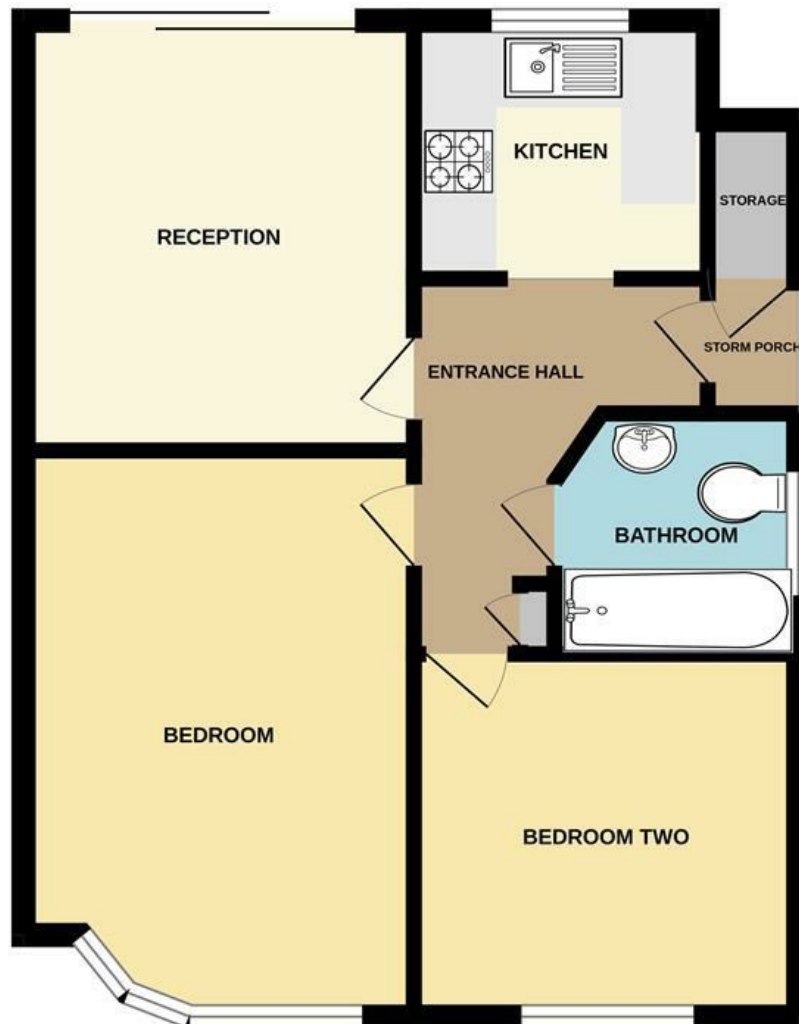
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.

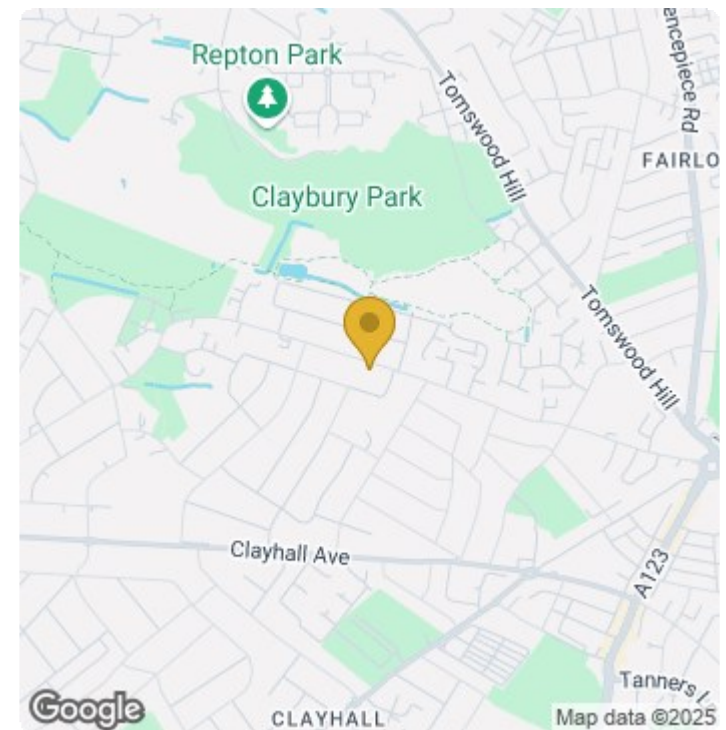


GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 444 sq.ft. (41.2 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		
(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	



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