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37 Caterham Avenue
Clayhall, Essex IG5 0QA
Price guide £500,000

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*** Guide Price £500,000 - £525,000 *** Nestled in the desirable area of Caterham Avenue, this extended semi-detached house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious home. The house features a welcoming reception room, ideal for entertaining guests or enjoying quiet family evenings. With two bathrooms, morning routines will be a breeze, providing convenience for busy households. The property also benefits from off-street parking, ensuring that you will never have to worry about finding a space for your vehicle. One of the standout features of this home is its proximity to local schools, including Gilbert Colvin Primary and Caterham High School, making it an ideal choice for families with children. The area is known for its community spirit and offers a range of amenities within walking distance. Additionally, the property holds further potential for development, allowing you to tailor the space to your specific needs and preferences. Whether you envision expanding the living area or enhancing the outdoor space, the possibilities are endless. This vacant home is ready for you to move in and make it your own. With its prime location, spacious layout, and potential for growth, this semi-detached house is a rare find in the market. Do not miss the chance to view this wonderful property and explore all it has to offer.

ENTRANCE HALL 9'8 x 5'9 (2.95m x 1.75m)

UPVC door with coloured leaded light style obscure glazed insert and obscure fixed sidelights, stairs to first floor, understairs storage cupboard, obscure double glazed window with fanlight over to flank, double radiator, coved cornice, wall light point, doors to:

EXTENDED L-SHAPED KITCHEN/DINER 21'7 x 15'8 to extremes (6.58m x 4.78m to extremes)

Wall and base units, tiled working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, eye level double oven, part tiled walls, plumbing for washing machine and dishwasher, recess for tumble dryer and fridge/freezer, wall mounted Valiant boiler, coved cornice, radiator, double glazed window with fanlight over to flank, double glazed window with fanlight over, double glazed sliding door with fixed sidelight leading to rear garden.

THROUGH LOUNGE 25'5 into bay x 10'2 max (7.75m into bay x 3.10m max)

Five light double glazed bay with fanlights over, radiator, further double radiator, five wall light points, coved cornice, stone fireplace surround, multi paned bi folding wooden doors leading to kitchen/diner.

FIRST FLOOR LANDING

Obscure double glazed window with fanlight over to flank, coved cornice, access to loft, doors to:

BEDROOM ONE 12'9 into bay x 9'9 (3.89m into bay x 2.97m)

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

BEDROOM TWO 12'4 x 9'9 (3.76m x 2.97m)

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

BEDROOM THREE 12'3 x 5'4 (3.73m x 1.63m)

Two light double glazed window with fanlight over, radiator, coved cornice.

BATHROOM 7' x 5'8 (2.13m x 1.73m)

Panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, close coupled wc, double radiator, tiled walls, coved cornice, spotlights to ceiling, obscure double glazed window with fanlight over.

SHOWER ROOM 5'9 x 2'9 (1.75m x 0.84m)

Tiled shower cubicle with glazed doors, mixer tap and Rainforest shower head over, wash hand basin, low level wc, radiator, tiled walls, spotlights to ceiling, coved cornice, obscure double glazed window to flank.

REAR GARDEN

Steps leading to patio area, paved pathway to rear hardstanding with timber shed, mature tree and shrub borders, remainder laid to lawn, power, outside light, outside tap, pedestrian side access.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Steps leading upto:

COUNCIL TAX

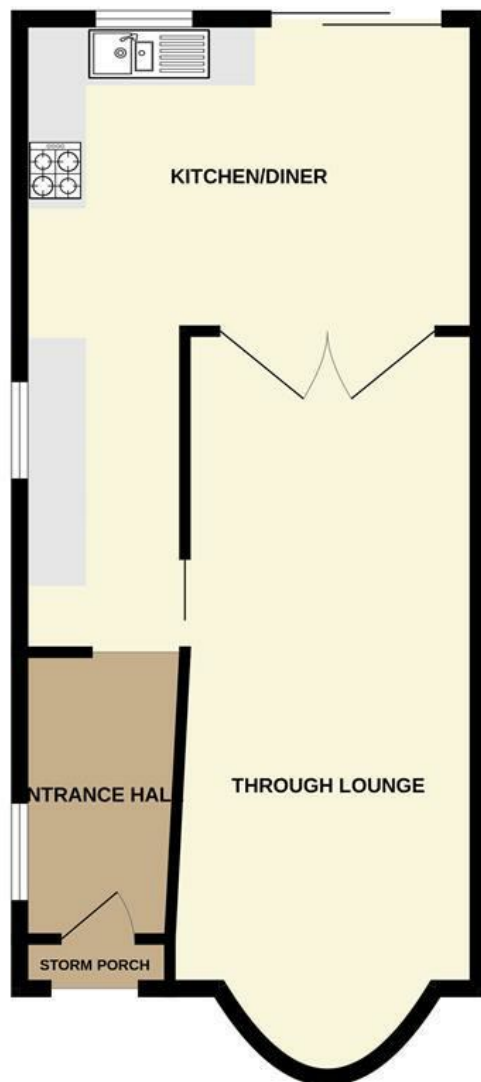
London Borough of Redbridge - Band D

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
533 sq.ft. (49.5 sq.m.) approx.



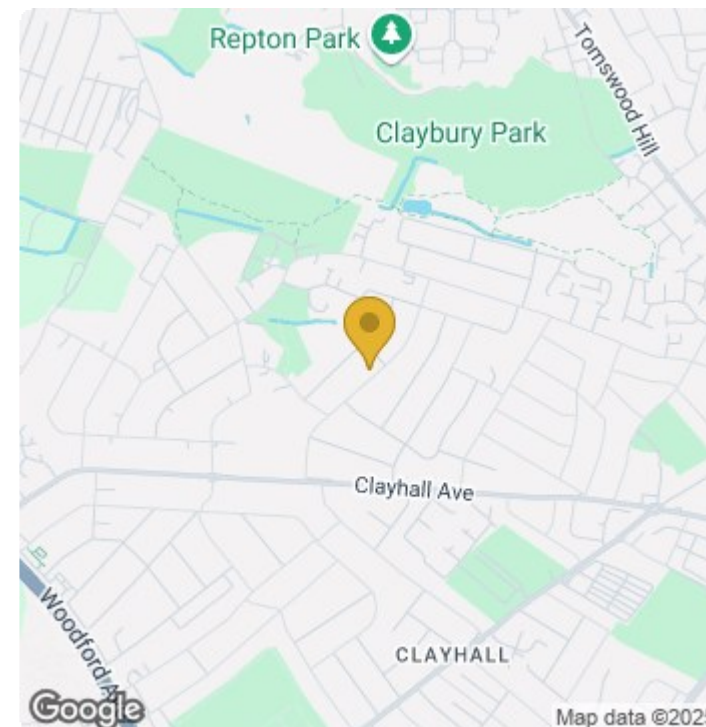
1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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		
(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 