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34 Caernarvon Drive  
Clayhall, Essex IG5 0XD  
Price guide £300,000



## 34 Caernarvon Drive, Clayhall, Essex IG5 0XD

**\*\* PRICE GUIDE: £300,000 - £325,000 \*\* NO ONGOING CHAIN\*\*** We are delighted to offer this spacious originally two double bedroom purpose built ground floor maisonette situated in this popular residential turning close to local amenities including the delightful Claybury Park with picturesque lake, Ancient Woodland, Childrens Play Area and outdoor public Gym. This double fronted property offers a spacious kitchen and bathroom and benefits from a PRIVATE REAR GARDEN & FRONT GARDEN. Offered with NO ONGOING CHAIN, this delightful home can only be truly appreciated by carrying out an internal inspection.

### ENTRANCE HALL

Obscure UPVC double glazed door, radiator, storage cupboard, doors to:

### RECEPTION ROOM 14'4 x 11'9 (4.37m x 3.58m)

Four light double glazed half bay with fanlights over, coved cornice, feature fireplace with tiled hearth, radiator.

### BEDROOM ONE 12'10 x 11'3 (3.91m x 3.43m)

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

### BEDROOM TWO 12'9 x 11'9 (3.89m x 3.58m)

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

### KITCHEN 9'5 x 9'4 (2.87m x 2.84m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, four burner gas hob with electric oven under, extractor fan, part tiled walls, plumbing for washing machine and dishwasher, Valiant wall mounted boiler, double glazed

window, further obscure double glazed window, UPVC double glazed door with sidelight, spotlights to ceiling.

### BATHROOM 9'5 x 5'4 (2.87m x 1.63m)

Panel enclosed bath with mixer tap, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, radiator, obscure double glazed window, coved cornice.

### REAR GARDEN

Paved patio area, lawn, brick built storage shed with windows, side access.

### FRONT GARDEN

Laid to lawn, mature shrub border.

### COUNCIL TAX

### LEASE

87 Years Remaining

### GROUND RENT

£10 per annum

### 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  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



