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11 Copper Beech Close
Clayhall, Essex IG5 0RX
Price guide £440,000

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**** Price Guide £440,000 to £460,000 ***** Nestled in the tranquil cul-de-sac of Copper Beech Close in Clayhall, this immaculately presented extended three-bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the well-appointed kitchen diner provides a functional space for culinary pursuits. The three bedrooms are generously sized, making them perfect for families or those seeking extra space for guests or a home office. The shower room is thoughtfully designed, ensuring a pleasant experience for all residents. Garage en-bloc, providing additional storage or parking options. The location is particularly appealing for families, as it is within close proximity to Gilbert Colvin & Glade Primary Schools, making the morning school run a breeze. This delightful home is not only a wonderful place to live but also offers a sense of community in a peaceful setting. With its modern features and convenient amenities, this property is an excellent opportunity for anyone looking to settle in a desirable area.

ENTRANCE PORCH 6'1 x 3'9 (1.85m x 1.14m)

UPVC entrance door with obscure coloured leaded light style insert and fixed sidelight, tiled floor, coved cornice, wooden door with obscure glazed insert and fixed sidelights to:

ENTRANCE HALL 6'1 x 4'9 (1.85m x 1.45m)

Wood strip flooring, dado rail, stairs to first floor, coved cornice, door to:

LOUNGE 18'3 x 13'5 to extremes (5.56m x 4.09m to extremes)

Three light double glazed window with fanlight over, dado rail, coved cornice, wood strip flooring, double radiator, storage cupboard, door to:

INNER LOBBY 7'8 x 3'1 (2.34m x 0.94m)

Coved cornice, wood strip flooring, dado rail, door to:

CLOAKROOM 4'9 x 2'8 (1.45m x 0.81m)

Low level wc, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, spotlights to ceiling, coved cornice, extractor fan.

OPEN PLAN EXTENDED KITCHEN/DINER

17'11 x 14'8 to extremes (5.46m x 4.47m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top unit with mixer tap, recess for fridge/freezer, plumbing for washing machine and dishwasher, gas cooker point, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

Dining Area: Cupboard housing combination boiler, wood strip flooring, double radiator, dado rail, coved cornice, double glazed double doors with sidelights leading to rear garden.

FIRST FLOOR LANDING 10'4 x 6'1 (3.15m x 1.85m)

Dado rail, wood strip flooring, access to loft, coved cornice, airing cupboard, doors to:

BEDROOM ONE 13' into wardrobe recess x 10' (3.96m into wardrobe recess x 3.05m)

Two light double glazed window with fanlights over, radiator, wood strip flooring, fitted wardrobes to one wall, coved cornice.

BEDROOM TWO 12'9 into wardrobe recess x 9'9 (3.89m into wardrobe recess x 2.97m)

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

BEDROOM THREE 8'8 x 8'1 (2.64m x 2.46m)

Double glazed window with fanlight over, double radiator, storage cupboard, coved cornice.

SHOWER ROOM 6'2 c 6'1 (1.88m c 1.85m)

Double walk-in shower unit with mixer tap, shower attachment and rainforest shower head, wash hand basin with mixer tap, low level wc, radiator, tiled walls, tiled floor, extractor fan, spotlights to ceiling, two light obscure double glazed window.

REAR GARDEN

Covered decking area, remainder laid to lawn, pedestrain rear access, brick built shed, outside light, outside tap, power.

FRONT GARDEN

Paved pathway, remainder laid to lawn, flower bed.

GARAGE

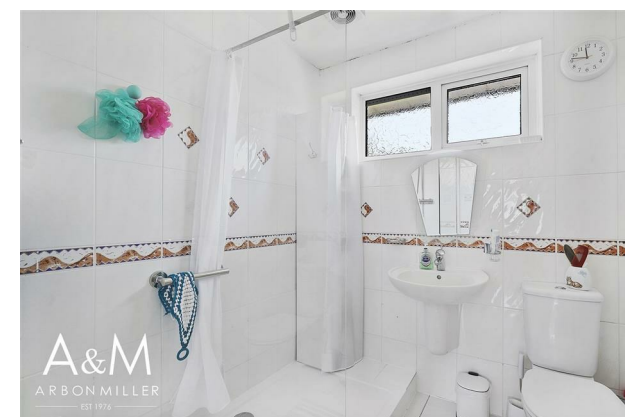
In block.

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
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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 

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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