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346A Fullwell Avenue, Clavhall, Essex IG5 ORY

We are delighted to offer this spacious first floor two bedroom maisonette, presented in excellent decorative condition and situated close to local amenities, including the delightful Claybury Park with its picturesque lake, Ancient Woodland, Children's Play Area and outdoor public Gym. This attractive double fronted property features a generous 12'8 Kitchen and 16' Lounge. Externally the property benefits from a large private rear garden. Conveniently located near local shops and bus services providing easy access to Barkingside High Street and Ilford, This delightful property can only be truly appreciated by carrying out an internal inspection.

ENTRANCE

door, stairs leading to:

LANDING

Access to loft, radiator, wood strip 3.05m) flooring, meter and storage cupboard, doors to:

LOUNGE 16' into bay x 15'5 to extremes (4.88m into bay x 4.70m to extremes)

Coved cornice, spotlights to ceiling, wood 2.87) strip flooring, ornamental fireplace, seven Three light double glazed window with light double glazed bay with fanlights over, radiator, further double glazed window with fanlight over.

KITCHEN 12'8 x 9'2 (3.86m x 2.79m)

Extensive range of base and wall units, working surfaces, cupboards and drawers, floor, integrated wine rack, two light fanlight over to rear. double glazed window with fanlight over to

rear aspect, three light double glazed Obscure leaded light style UPVC entrance window with opening casement to flank, radiator, breakfast bar.

BEDROOM ONE 12'9 x 10' (3.89m x

Built-in wardrobe cupboard with further storage above, coved cornice, three light double glazed window with fanlight over to rear, radiator.

BEDROOM TWO 12'0" x 9'5" (3.66 x

fanlight over, further double glazed window with fanlight over, coved cornice, radiator, built-in wardrobe cupboard with further storage above.

BATHROOM 8' x 5'6 (2.44m x 1.68m)

Panel enclosed bath with mixer tap, one and half bowl sink top with mixer tap, separate thermostatically controlled built-in oven with gas hob and canopy shower unit with curved glazed side screen, extractor fan over, plumbing for pedestal wash hand basin with mixer tap, dishwasher, plumbing for washing low level wc, tiled walls, tiled floor, upright machine, large recess currently housing heated towel rail, two light obscure double fridge/freezer with over head storage, glazed window with fanlight over, further spotlights to ceiling, part tiled walls, tiled obscure double glazed window with

REAR GARDEN

Two brick built storage cupboards, pathway leading Private Rear Garden being mainly laid to lawn.

LEASE

91 years remaining.

GROUND RENT

£10.00 per annum.

COUNCIL TAX

London Borough of Redbridge - Band C

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

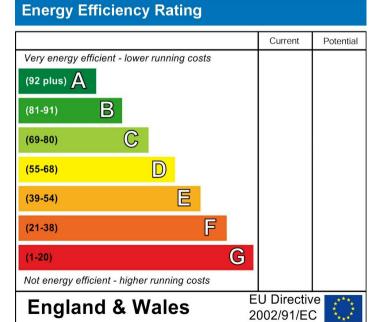
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





FIRST FLOOR 693 sq.ft. (64.4 sq.m.) approx.





England & Wales

Manor Rd

Repton Park • Virgin Active

Clayhall Ave

Map data @2025

Claybury Park

WOODFORD BRIDGE

Coords

TOTAL FLOOR AREA: 693 sq.ft. (64.4 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 servery prospective purchaser. The servery and the servery prospective purchaser is such as to their operability or efficiency can be given.

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