

A&M
ARBON MILLER
EST 1976



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346A Fullwell Avenue
Clayhall, Essex IG5 0RY
Price £335,000

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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

Obscure leaded light style UPVC entrance door, stairs leading to:

LANDING

Access to loft, radiator, wood strip 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 strip flooring, ornamental fireplace, seven 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, one and half bowl sink top with mixer tap, built-in oven with gas hob and canopy extractor fan over, plumbing for dishwasher, plumbing for washing machine, large recess currently housing fridge/freezer with over head storage, spotlights to ceiling, part tiled walls, tiled floor, integrated wine rack, two light double glazed window with fanlight over to

rear aspect, three light double glazed window with opening casement to flank, radiator, breakfast bar.

BEDROOM ONE 12'9 x 10' (3.89m x 3.05m)

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 2.87)

Three light double glazed window with 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, separate thermostatically controlled shower unit with curved glazed side screen, pedestal wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, upright heated towel rail, two light obscure double glazed window with fanlight over, further obscure double glazed window with fanlight over to rear.

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.



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 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 

