

35 Strafford Avenue
Clayhall, Essex IG5 0TJ
£2,800

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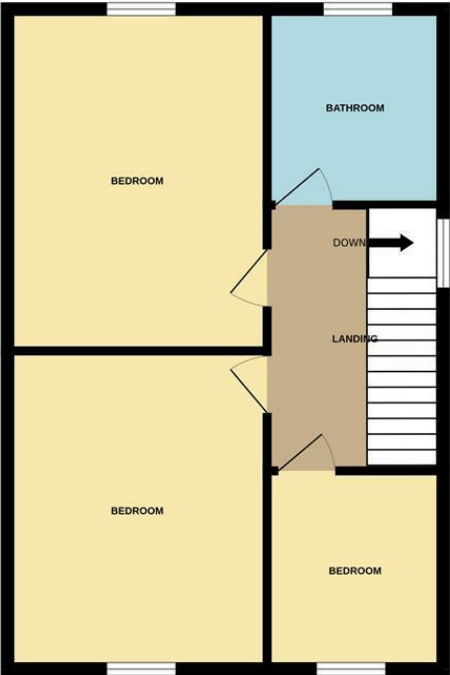
Arbon & Miller are pleased to offer this well proportioned four bedroom semi-detached home offered in this popular residential turning and located within 1/4 of a mile of shopping facilities and bus services and local schools including Gilbert Colvin primary and Ilford County High School for Boys. The property is immediately available. CALL NOW TO VIEW.



GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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 