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253A Funwell Avenue
Clayhall, Essex IG5 0RD
Offers in the region of £190,000

253A Fullwell Avenue, Clayhall, Essex IG5 0RD

Arbon & Miller are delighted to offer this NEWLY DECORATED first floor two bedroom purpose built maisonette positioned within close proximity of local bus services which offer direct links to Barkingside High Street with its array of restaurants, cafe's and local amenities . Fairlop central Line station is located within a 1 mile of the property for direct access to central London. The property boasts a spacious Reception Room, Kitchen, two well proportioned Bedrooms and fitted Bathroom. Externally, the property benefits from a private Rear Garden. An early inspection is highly recommended.

ENTRANCE HALL

Obscure glazed entrance door, coved cornice, storage and meter cupboards, double radiator, access to loft.

LOUNGE 14' into bay x 10'5 (4.27m into bay x 3.18m)

Four light double glazed half bay with fanlight over, double radiator, coved cornice, brick built fireplace surround, laminated style wood strip flooring.

KITCHEN 7' x 6' (2.13m x 1.83m)

Base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, wall hung combi boiler, plumbing for washing machine, part tiled walls, two light double glazed window with fanlight over to rear.

BEDROOM ONE 10'5 x 9'4 (3.18m x 2.84m)

Three light double glazed window with fanlight over to rear, radiator, coved cornice.

BEDROOM TWO 9'4 x 9 (2.84m x 2.74m)

Two light double glazed window with fanlight over to front, radiator, coved cornice.

BATHROOM 5'5 x 5'3 (1.65m x 1.60m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, tiled walls, obscure double glazed window with fanlight over to flank.

REAR GARDEN

Own rear garden mainly laid to lawn.

LEASE

GROUND RENT

AGENTS NOTE

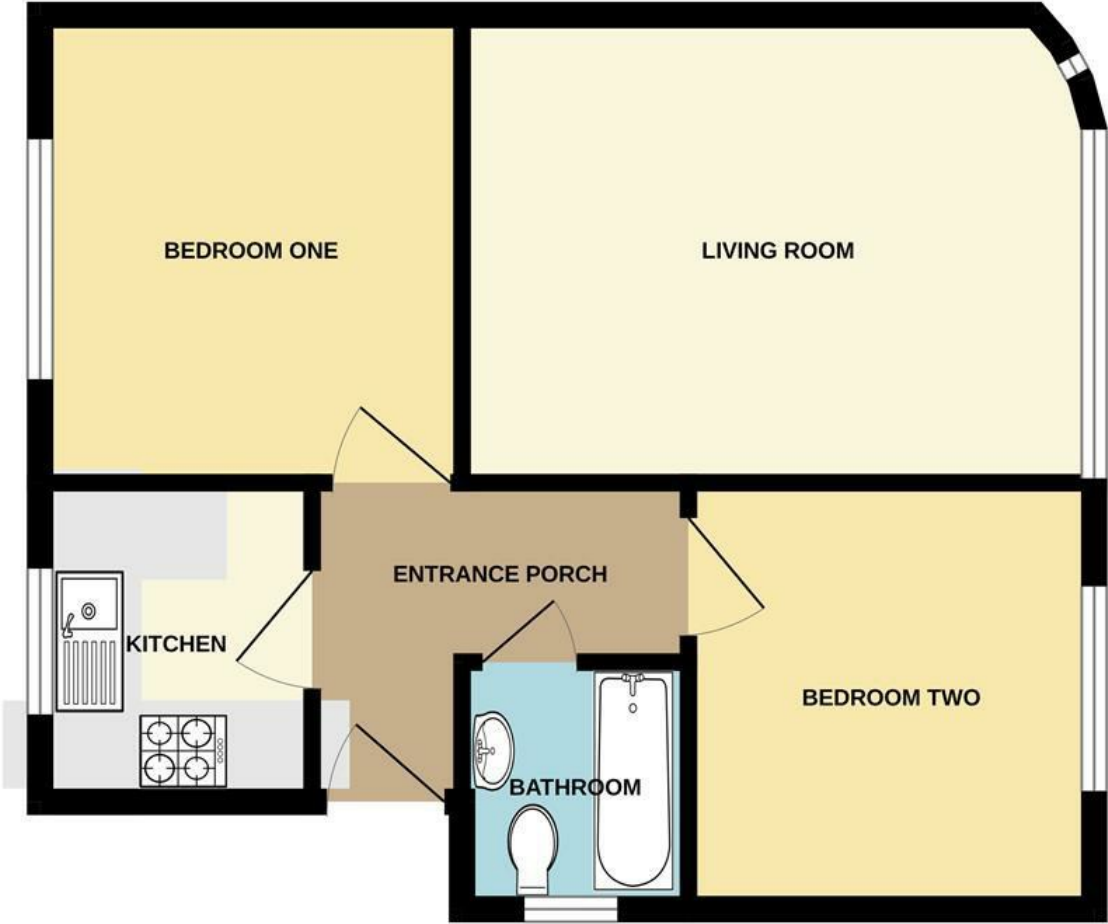
All lease information needs to be verified by the respective solicitors

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



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 