

CHISSICK

Residential Sales and Lettings



Beechwood Gardens, Clayhall, IG5 0AG

Price Guide £750,000

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Entrance

Double glazed part leaded light door to:

Spacious Entrance Hall

With wood style flooring, leaded light double glazed windows to front and side, meter cupboard under stairs, further utility cupboard with plumbing for automatic washing machine and space for tumble dryer.

Reception One

16'10 x 13'4 (5.13m x 4.06m)

Well appointed with wood style flooring, feature fireplace surround with backdrop and hearth and inset coal effect fire, coved cornicing, radiator into bay, double glazed bay window to front with custom made blinds.

Reception Two

14'7 x 10'11 (4.45m x 3.33m)

TV Room/Reception Room is well appointed with radiator, wood style flooring, spotlights. Leading to Kitchen/Diner extension.

Kitchen/Diner

19'3 x 18'9 (5.87m x 5.72m)

Kitchen Area is fitted with exceptional range of modern base and wall units, Quartz work surfaces incorporating excellent island style breakfast bar. Inset sink unit with mixer tap, recess for American fridge/freezer, space for range style gas cooker with extractor over, integrated dishwasher, remote controlled skylights with rain sensor, tiled flooring.

Dining Area with wood style flooring, bi-folding double glazed doors to rear garden, attractive exposed brick to one wall.

Ground Floor Shower Room

Tiled with modern suite comprising walk-in tiled shower cubicle, wash hand basin with mixer tap, low flush wc., heated towel rail, spotlights, obscure double glazed window to side.

Stairs to First Floor Landing

Spacious landing with leaded light double glazed window to side and access to loft.

Bedroom One

16'10 x 12'6 (into wardrobe) (5.13m x 3.81m (into wardrobe))

Extremely well appointed with range of modern fitted wardrobes to one wall, radiator, double glazed bay window to front.

Bedroom Two

14'2 x 12'2 (4.32m x 3.71m)

Radiator, double glazed window to rear.

Bedroom Three

10'6 (into bay) x 7'9 (3.20m (into bay) x 2.36m)

Radiator, Oriel style bay window to front with deep window sill, radiator.

Family Bathroom

Tiled with modern suite comprising panelled bath with mixer tap, separate shower over and shower screen, wash hand basin with mixer tap, low flush wc, tiled flooring, obscure double glazed window to rear, heated towel rail, spotlights.

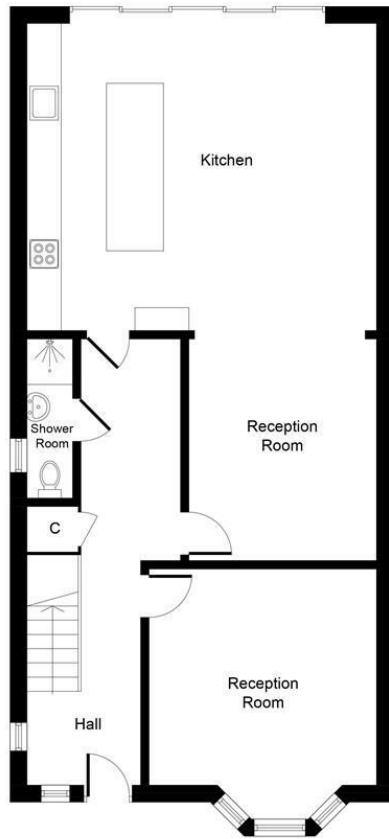
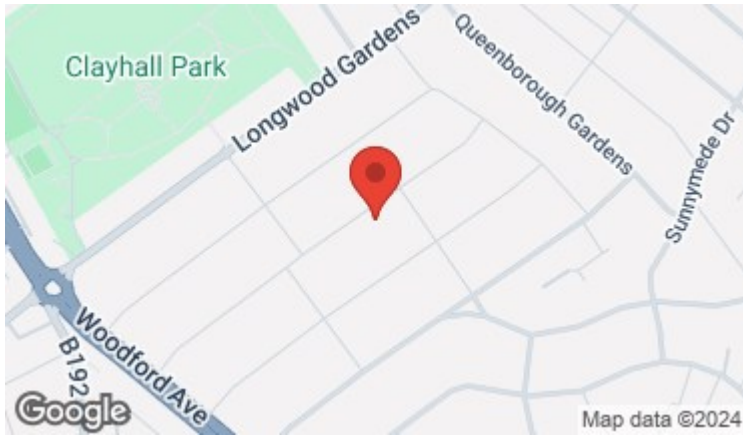
Exterior

The front is paved providing off street parking . There is shared drive leading to side entrance.

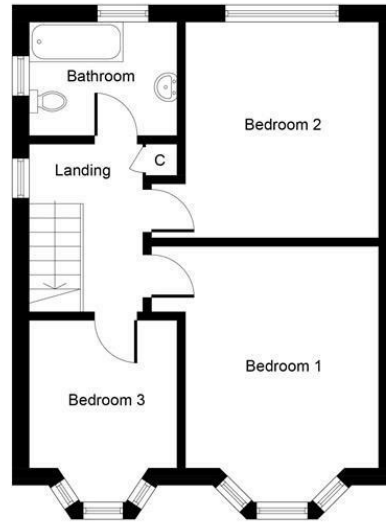
The rear garden is mainly laid to lawn with patio area, water feature, mature plants and shrubs and fruit trees. To the rear of garden is a further patio area. The original detached garage is now used an out-building.

Council Tax Band F





Ground Floor
Approximate Floor Area
898 Sq. ft.
(83.4 Sq. m.)



First Floor
Approximate Floor Area
537 Sq. ft.
(49.9 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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			84
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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