



Herent Drive, Clayhall, IG5 0HH

Guide Price £685,000



Herent Drive

Clayhall, IG5 0HH

Local Authority: Redbridge

Tax Band: F

- Semi-Detached
- Beal School Catchment
- Low Maintenance Rear Garden
- Converted Garage
- *** Guide Price £685,000 to £700,000 ***
- Bordering Woods Estate
- Close to Parkhill Junior School
- Own Driveway
- Outbuilding with Bi-Fold Doors and En-Suite
- EPC 53E

Sandra Davidson are pleased to offer for sale this VERY WELL PRESENTED, impressively extended, SEMI DETACHED, FAMILY HOME on a much sought after turning bordering the ever popular WOODS ESTATE.

This IMPRESSIVE home features; a THROUGH LOUNGE RECEPTION, EXTENDED KITCHEN/DINER, guest WC, Utility Room, Separate Reception and office/study on the ground floor, with THREE BEDROOMS and three piece FAMILY BATHROOM on the first floor.

To the rear of the property is an 35' secluded REAR GARDEN with off street parking for multiple cars to the front on own PAVED DRIVEWAY. The property is situated within the Park Hill and Beal SCHOOL CATCHMENT area with easy access to GANTS HILL UNDERGROUND STATION.

This outstanding home can only be appreciated by an internal inspection and comprises:-



Porch

Through Lounge 28'4" x 19'1" (8.63m x 5.82m)

Kitchen/Diner 21'7" x 15'7" (6.57m x 4.76m)

WC 2'10" x 3'4" (0.88m x 1.04m)

Reception 11'11" x 11'2" (3.63m x 3.40m)

Utility Room 6'7" x 7'4" (2.01m x 2.24m)

Store 2'11" x 7'3" (0.90m x 2.21m)

Bathroom 7'3" x 7'10" (2.21m x 2.40m)

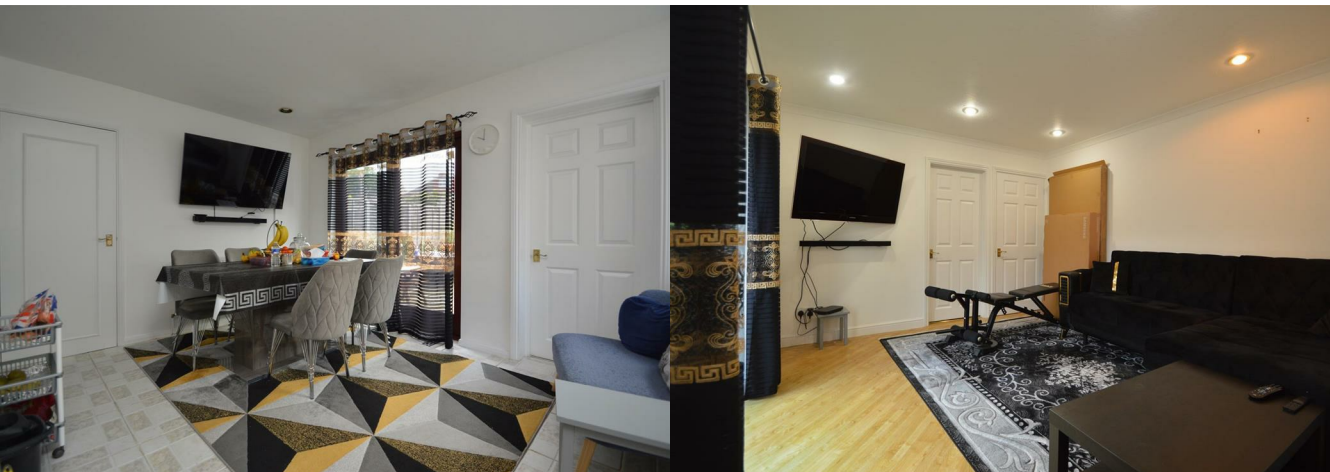
First Floor Landing 7'10" max x 8'9" (2.39m max x 2.68m)

Bedroom 1 17'0" x 11'7" (5.17m x 3.52m)

En-suite 7'4" x 3'8" (2.25m x 1.14m)

Bedroom 2 8'8" x 10'11" (2.65m x 3.33m)

Bedroom 3 11'8" x 7'1" (3.56m x 2.16m)





Bathroom 7'0" x 7'10" (2.13m x 2.39m)
Outbuilding 21'8" x 11'10" (6.61m x 3.61m)
Outbuilding Bathroom 4'5" x 7'7" (1.37m x 2.32m)
Exterior 35'5" (10.8m)

Additional Information
Council Tax Band: F
Local Authority: Redbridge
EPC 53E

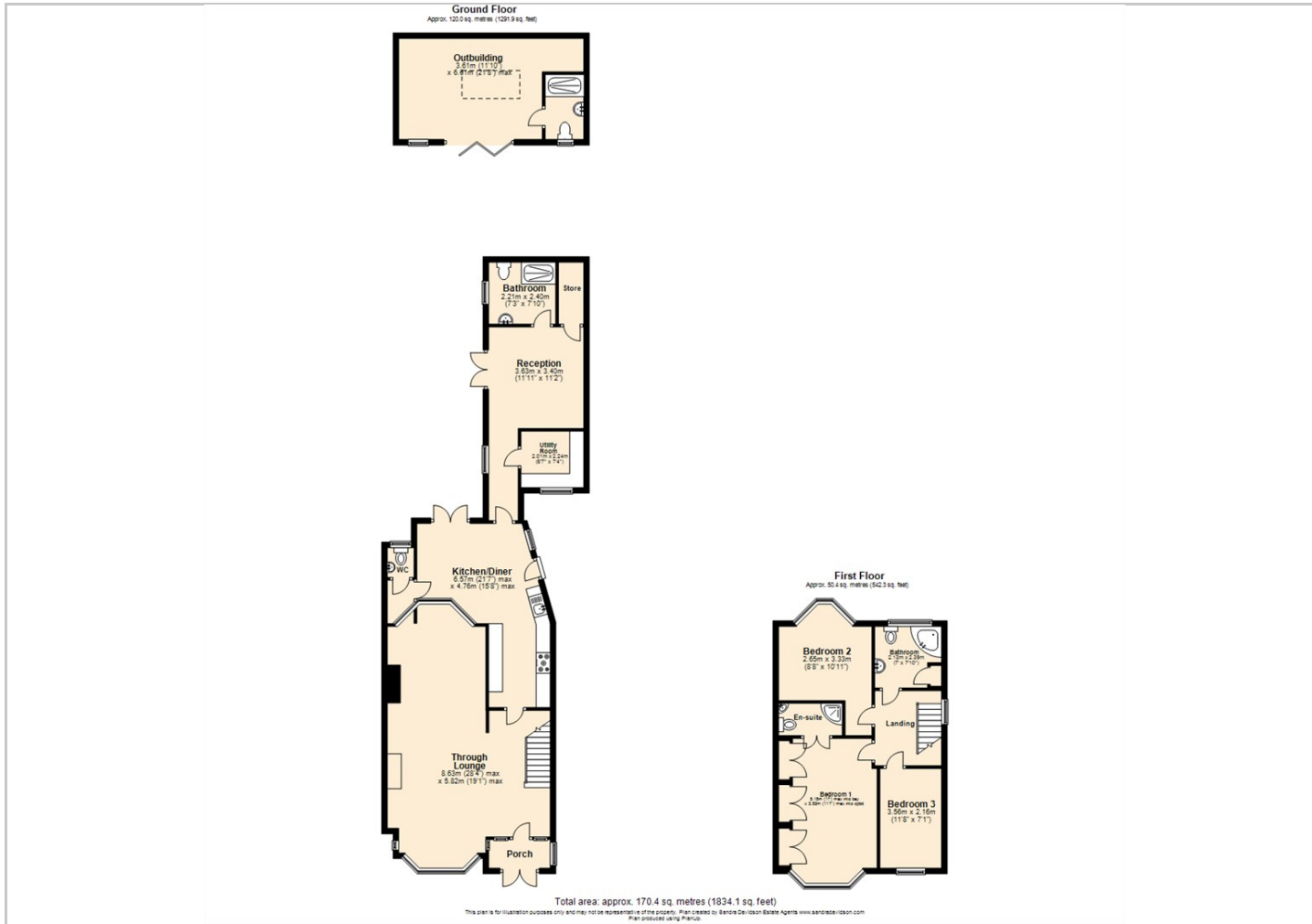
Agent's Note
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







Floor Plans



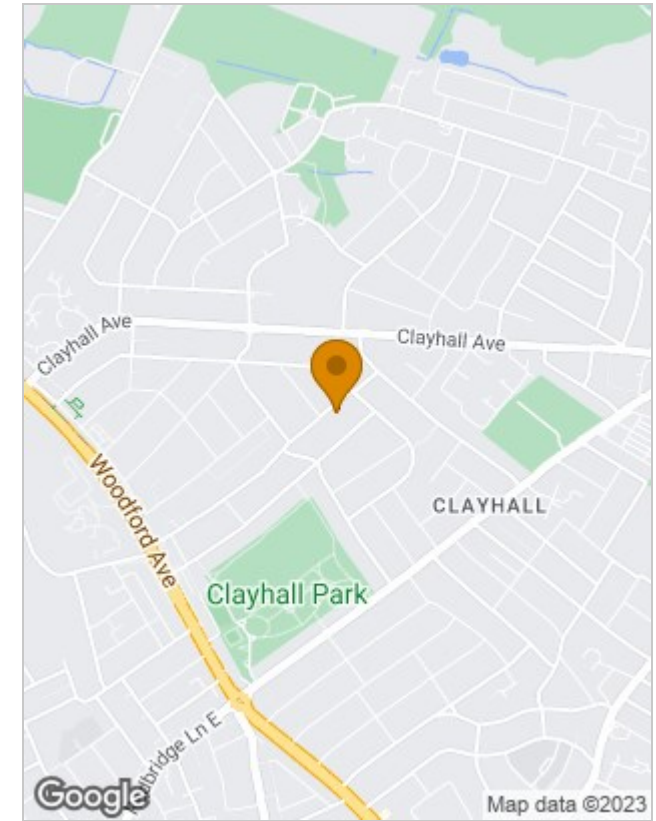
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

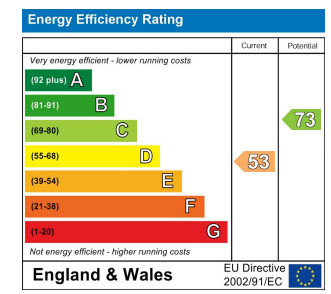
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



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