



Copper Beech Close, Clayhall, IG5 0RX

Guide Price £375,000





Copper Beech Close

Clayhall, IG5 0RX

Local Authority: Redbridge

Tax Band: D

- EPC RATING: 24F
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- CHAIN FREE
- END of TERRACE HOUSE
- FAMILY BATHROOM PLUS GUEST WC
- SCOPE TO EXTEND & MODERNISE
- CALL NOW TO VIEW!

GUIDE PRICE £375,000 - £400,000

*** NO ONWARD CHAIN ***

Sandra Davidson are pleased to present a WELL MAINTAINED, FAMILY HOME situated off Fullwell Avenue and within close proximity to Glade Primary and Caterham High Schools and to Parks, open spaces and walking trails. The property offers: Reception, Fitted Kitchen and GUEST WC on the Ground Floor with Three Bedrooms and Family Bathroom on the First Floor. Externally, the property offers front and REAR GARDEN as well as DETACHED Garage. This is an opportunity not to be missed. This property is within walking distance of transport links, local shops and amenities.

This FAMILY home is offered CHAIN FREE and comprises;

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ENTRANCE

Via glazed front door into entrance hall with; fitted carpet, light, carpeted stairs to first floor, door to:

RECEPTION

18'3" x 16'5" (5.57m x 5.00m)

Double glazed window to front, fitted carpet, light, door to:

LOBBY

Fitted carpet, light, double glazed door to rear garden, further doors to:

KITCHEN

7'10" x 9'10" (2.40m x 3.00m)

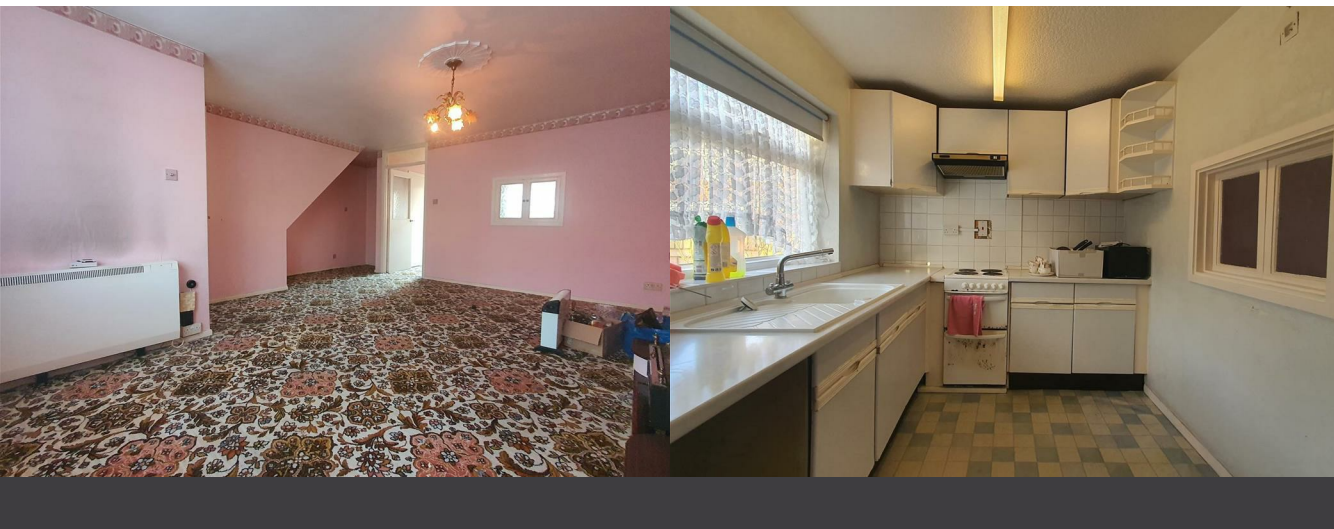
Fitted wall and base units, four ring electric hob with extractor hood over, one bowl sink with drainer, space and services for washing machine, vinyl flooring, light, double glazed window to rear

GUEST WC

Low level WC, corner hand wash basin, fitted carpet, light, double glazed window to rear

FIRST FLOOR LANDING

Fitted carpet, access to loft space, light, fitted cupboard with Hot Water cylinder, doors to:





BEDROOM ONE 15'0" x 10'0" (4.56m x 3.06m)
Double glazed window to front, fitted blind, electric radiator, light, fitted carpet

BEDROOM TWO 12'11" x 10'2" (3.94m x 3.10m)
Double glazed window to rear, fitted cupboard, light, fitted carpet

BEDROOM THREE 7'8" x 8'0" (2.34m x 2.43m)
Double glazed window to front, fitted cupboard, electric radiator, light, fitted carpet

BATHROOM
Suite comprising; bathtub, low level WC, pedestal hand wash basin, electric heater, tiled walls, fitted carpet, double glazed window to rear

EXTERIOR 19'8" (6m)
The rear garden measures approximately 20' with laid lawn, door to:

DETACHED GARAGE
accessed via rear up and over doors





Floor Plans



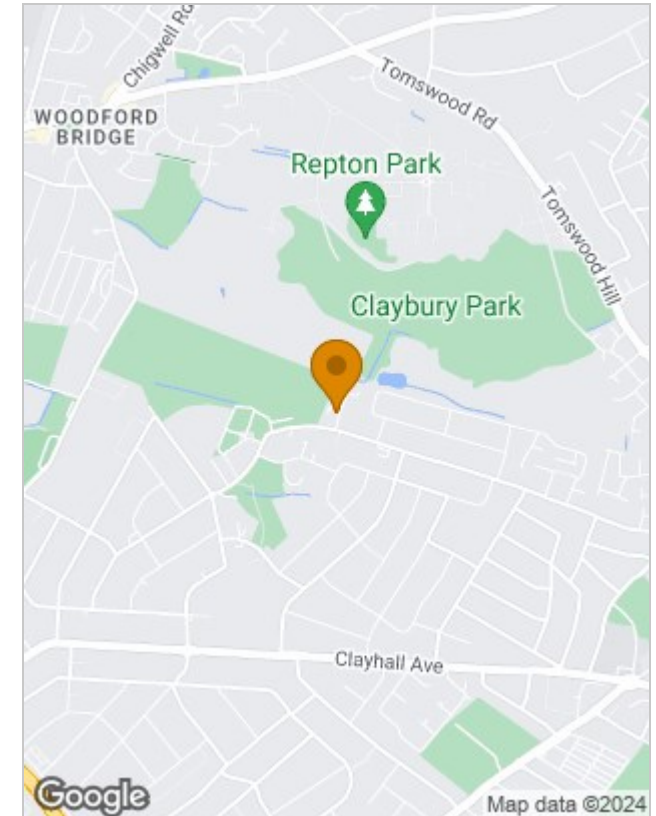
Viewing

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

