



Collinwood Gardens, Clayhall, IG5 0AL

Offers In Excess Of £800,000





# Collinwood Gardens

Clayhall, IG5 0AL

Local Authority: REDBRIDGE

Tax Band: E

- Woods Estate
- Three Receptions
- Scope to Further Extend STPP
- Semi Detached house
- Four Bedrooms on the first floor
- Off Street Parking for 3 cars
- Three bathrooms
- EPC - TBC

Located in the ever popular 'WOODS ESTATE' which is within Beal and most grammar schools catchment, It is only a short distance to Ilford County grammar school and to Clayhall park. Hainault Forest 10 minute drive. You will also find that Gants hill underground station is just a ten minutes walk away making it very convenient to travel into London. Ilford Station is nearby connecting to the new Elizabeth Line.

The property would suit a growing or extended family that need the extra space and is great for entertaining.

The vendor and their family have lived here for nearly 26 years, it has been an enjoyable and safe environment to bring up their family and grateful for all the local amenities, shops, restaurants, schools, parks, activities at a walking distance. This property also has the potential of being extended further.

**HALLWAY** 16'8" x 6'4" (5.08m x 1.92m)  
Via enclosed storm porch, door to entrance hall with; carpet flooring, light, carpeted stairs to first floor, radiator, doors to:

**RECEPTION** 15'3" x 13'8" (4.64m x 4.16m)  
Double glazed bay window to front with radiator under, ceiling rose with inset feature light, decorative coving, fitted carpet,

**RECEPTION TWO** 13'3" x 13'8" (4.04m x 4.16m)  
Double glazed bay window to rear, with radiator under, ceiling rose with inset feature light, decorative coving, fitted carpet, door to the rear access to garden

**KITCHEN** 11'3" x 13'5" (3.42m x 4.10m)  
Fitted wall and base units, work surface, freestanding Rangemaster cooker with extractor hood over, one bowl sink with drainer, space and services for washing machine, integrated fridge freezer, space and services for American style fridge freezer, double glazed window and door to rear, tiled flooring.

**STUDY** 16'1" x 6'10" (4.89m x 2.08m)  
Bay window to front, carpet floorings door to:

**WET ROOM** 3'8" x 6'10" (1.12m x 2.08m)  
Fully enclosed shower, hand wash basin inset to vanity unit, partly tiled walls,

**BEDROOM ONE** 16'6" x 13'0" (5.02m x 3.95m)  
Bay window to front, fitted wardrobe, fitted radiators, door to:

**BEDROOM TWO** 12'6" x 13'0" (3.80m x 3.95m)  
Window to rear, fitted wardrobes, radiators and fitted carpets,  
door to:

**BEDROOM THREE** 10'3" x 7'1" (3.12m x 2.17m)  
Bay window to front, radiators door to:

**BEDROOM FOUR** 15'11" x 6'10" (4.85m x 2.08m)  
Bay window to front, fitted radiators and carpet flooring. door to:

**BATHROOM ONE** 8'5" x 6'10" (2.57m x 2.08m)  
Suite comprising; bathtub, and shower, hand wash basin inset to  
vanity unit, partly tiled walls, carpet flooring, fitted cupboard,  
light, radiator,

**FAMILY BATHROOM** 8'5" x 7'1" (2.57m x 2.17m)  
Suite comprising; bathtub, and shower, hand wash basin inset to  
vanity unit, partly tiled walls, carpet flooring, fitted cupboard,  
light, radiator,

**ANNEXE** 16'4" x 17'9" (4.98m x 5.42m)  
Double glazed window to front, door to:

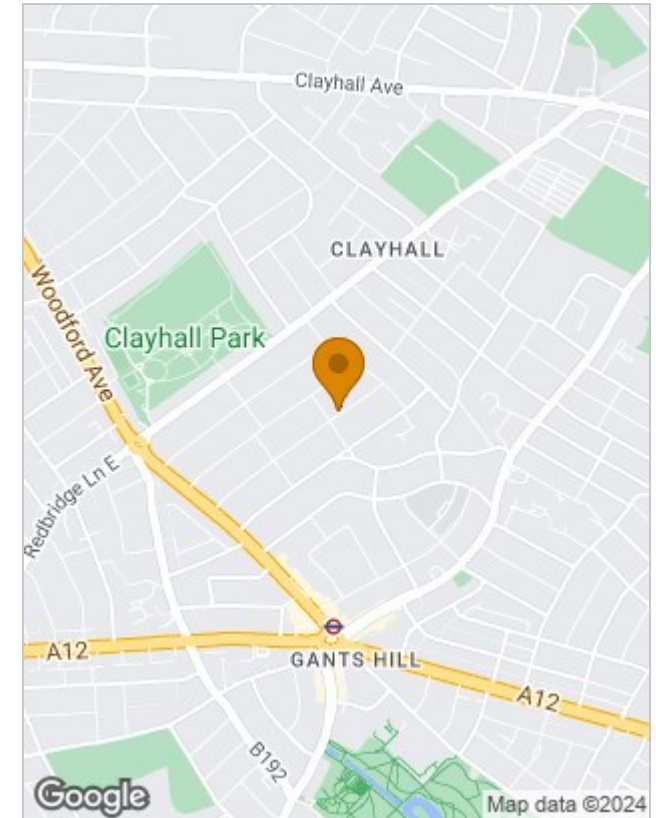




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.