



Caterham Avenue, Clayhall, IG5 0PZ

Offers In The Region Of £575,000



Caterham Avenue

Clayhall, IG5 0PZ

Local Authority: Redbridge
Tax Band: E

- Chain Free!
- Potential to Modernise & Extend (s.t.p.p)
- Own Gated Side Access
- Close to Shops & Amenities
- Off Street Parking
- Close to Caterham School
- Close to Local Transport Links
- EPC 59D

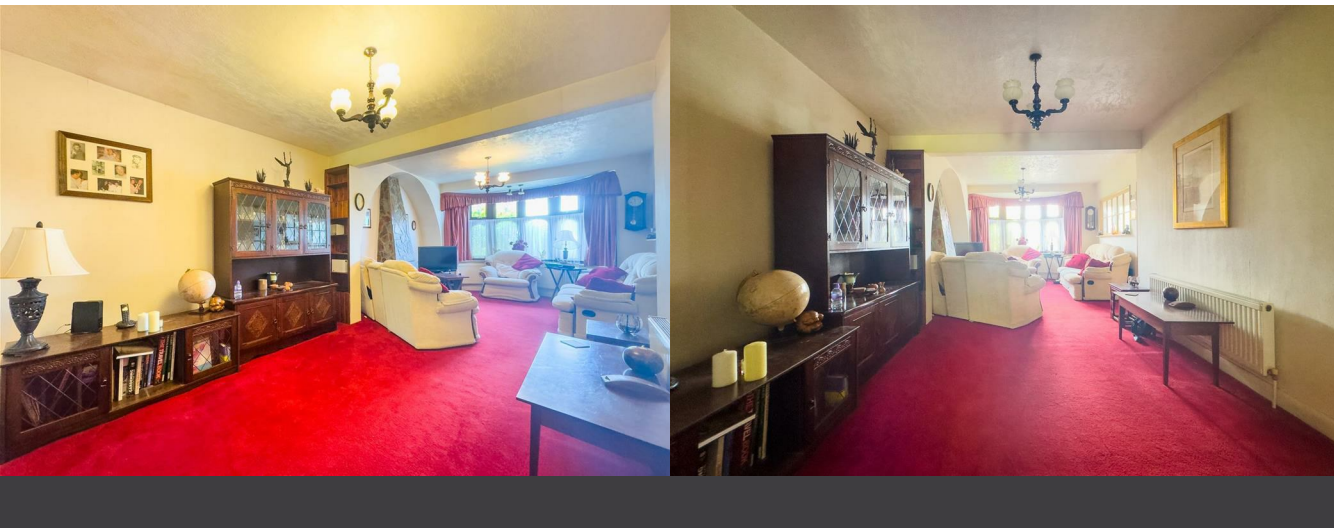
Sandra Davidson are pleased to present this charming three bedroom, semi-detached family home situated on Caterham Avenue in Clayhall, just moments away from Caterham School.

Upon entering the property your are greeted with a spacious entrance hall leading to a through lounge, perfect for relaxation and entertainment. There is a well-appointed dining room with double doors leading to the garden. The extended kitchen features fully fitted appliances as well as a seating area. The ground floor also comprises of a guest WC as well as a utility room.

Ascending to the first floor, you will find three good-sized bedrooms and a large, five-piece modern family bathroom.

Externally there is a large, secluded circa 60' rear garden with access provided from the main house as well as your own gated side access. To the front of the property is your own driveway with off street parking for multiple vehicles.

Located in a sought-after area, this house offers not just a place to live, but a lifestyle. Enjoy the tranquillity of the neighbourhood while still being within easy reach of local amenities, schools, and transport links. Caterham Avenue presents a wonderful opportunity to create lasting memories in a warm and inviting setting.



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Entrance

Via glazed door into entrance hall with radiator, fitted carpet, glazed window to flank, ceiling light, door to:

Through Lounge

24'5" x 12'0" (7.43m x 3.67m)

Double glazed bay window to front with radiator under, fitted carpet, feature fireplace, further radiator, two ceiling lights, double doors to:

Dining Room

9'4" x 10'0" (2.84m x 3.05m)

Glazed double doors to rear garden, laminate flooring, radiator, ceiling light with ceiling mounted rotating fan

Kitchen

14'6" x 11'10" (4.41m x 3.61m)

Range of fitted wall and base units, integrated four-ring gas hob, integrated oven, integrated dishwasher, one and half bowl sink with drainer, glazed window to rear, tiled floors, radiator, seating area, glazed door to rear garden

Utility Room

10'4" x 4'0" (3.14m x 1.23m)

Space and services for washing machine, space and services for tumble dryer, wall-mounted boiler, extractor fan, double glazed window to front, radiator, tiled flooring

Guest WC

Low level WC, corner hand wash basin, tiled walls and flooring, extractor fan, spotlight inset to ceiling

First Floor Landing

Via stairs with fitted carpet, ceiling light, doors to:



Bedroom 1 13'4" x 10'10" (4.07m x 3.30m)
Double glazed window to front with radiator under, fitted carpet, fitted wardrobes, ceiling light with rotating fan

Bedroom 2 10'9" x 11'9" (3.28m x 3.57m)
Double glazed window to rear with radiator under, fitted wardrobe, fitted carpet, ceiling light with rotating fan

Bedroom 3 8'8" x 7'1" (2.64m x 2.17m)
Double glazed window to front, radiator, fitted carpet, ceiling light

Bathroom 10'0" x 10'6" (3.04m x 3.20m)
Suite comprising walk-in shower enclosure with power shower, corner bathtub with jets, low level WC, bidet, hand wash basin, wall-mounted radiator, spotlights inset to ceiling, extractor fan, two obscure double glazed windows to rear, tiled walls and flooring

Exterior 60' (18.29m')
The rear garden measures circa 60' mainly laid lawn. To the front of the property is off street parking on your own driveway. The property also benefits from own gated side access.

Additional Information
Local Authority: Redbridge
Council Tax Band E
EPC 59D

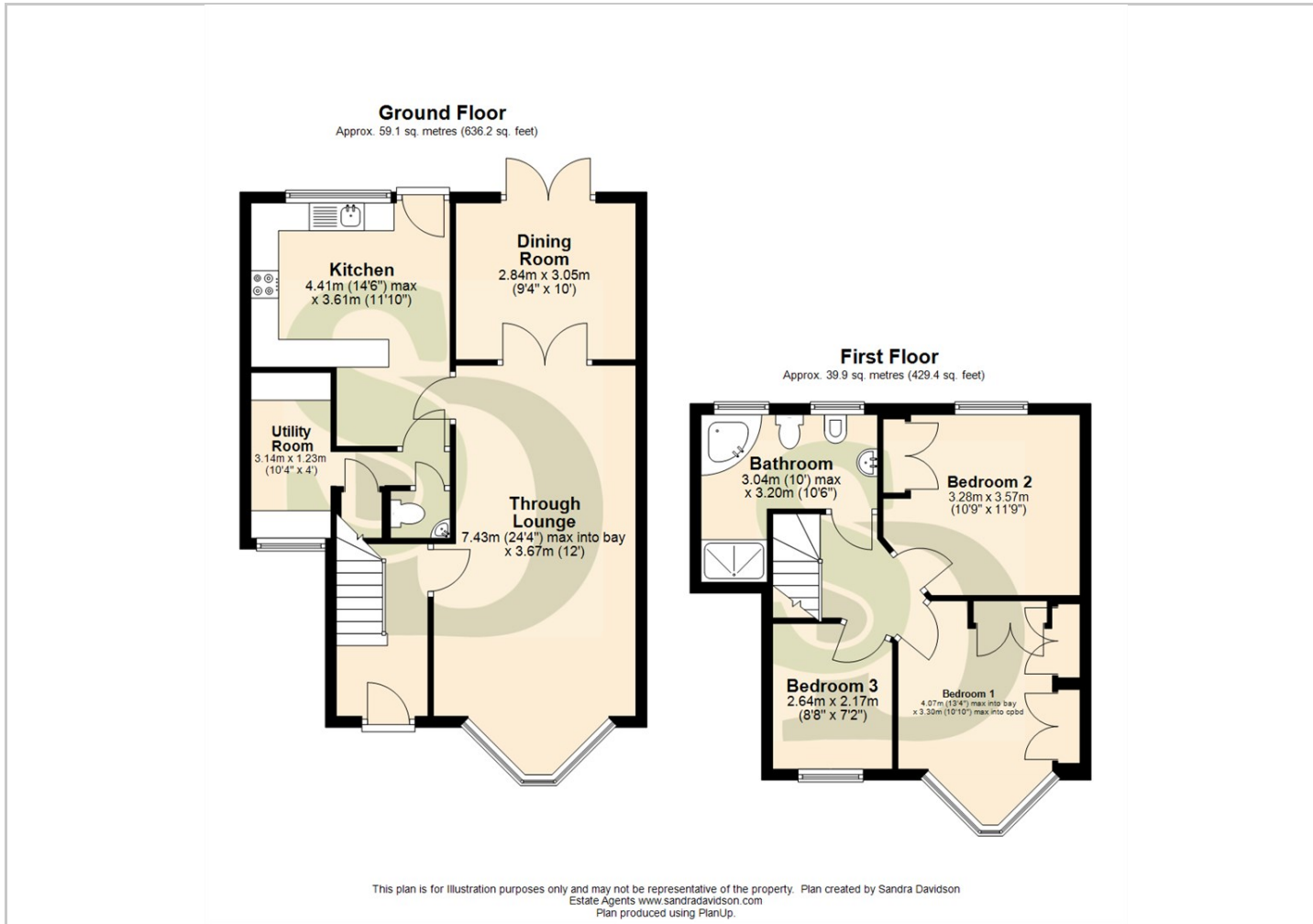
Agent's Note
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents







Floor Plans



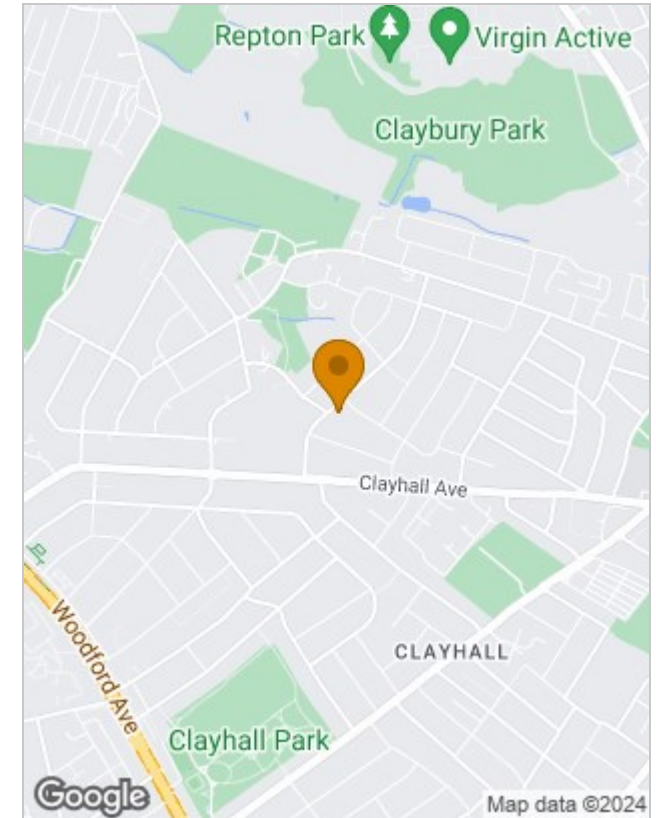
Viewing

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

