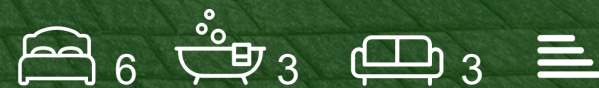




Clayhall Avenue, Ilford, IG5 0LG

Guide Price £950,000





Clayhall Avenue

Ilford, IG5 0LG

Local Authority: Redbridge

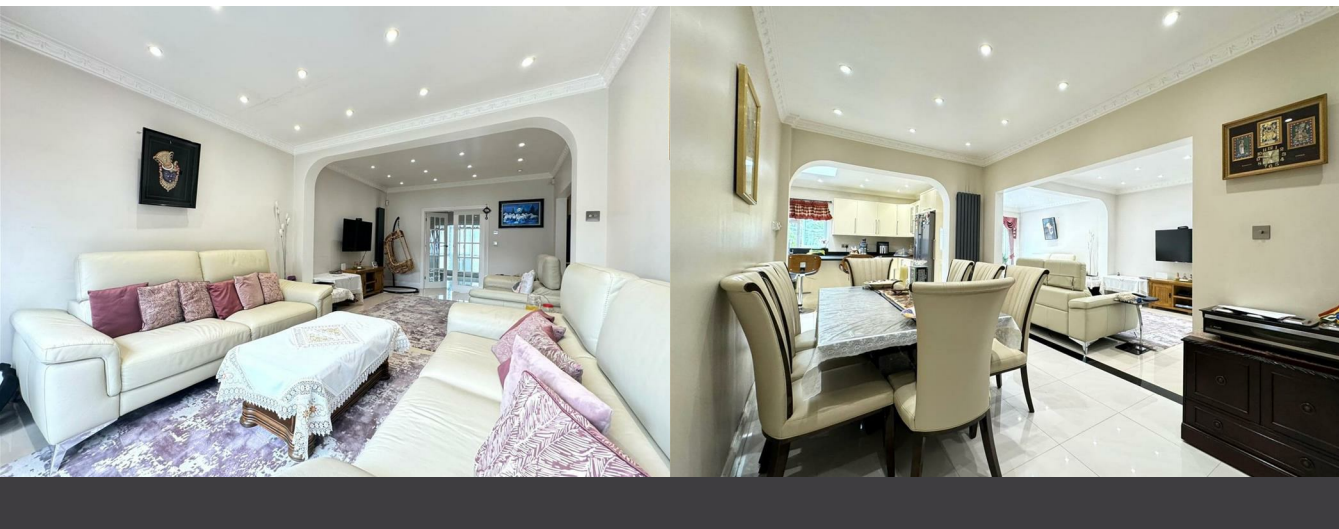
Tax Band: F

- SIX BEDROOM HOUSE
- EXTENDED KITCHEN DINER
- OFF STREET PARKING FOR MULTIPLE CARS ON OWN DRIVEWAY
- REDBRIDGE CENTRAL LINE STATION
- SOUGHT AFTER LOCATION IN CLAYHALL IG5
- ONE BATHROOM AND TWO SHOWER ROOMS
- IMMACULATELY PRESENTED
- EPC RATING : TBC

GUIDE PRICE £950,000 - £1,000,000

Sandra Davidson are pleased to offer for sale this IMMACULATELY PRESENTED, impressively EXTENDED, SIX BEDROOM FAMILY HOME on a much sought after turning in CLAYHALL IG5. This IMPRESSIVE home features; LARGE OPEN PLAN RECEPTION EXTENDED MODERN KITCHEN DINER, ONE DOUBLE BEDROOMS, utility room and SHOWER ROOM on the ground floor, with FIVE BEDROOMS and family bathroom on the first floor. To the rear of the property is an un-overlooked, secluded, manicured REAR GARDEN with off street parking for multiple cars to the front on own PAVED DRIVEWAY.

This outstanding home can only be appreciated by an internal inspection. The property comprises:-



Guide Price £950,000



ENTRANCE 12'2" x 8'0" (3.71m x 2.44m)

Via double glazed French doors into fully enclosed porch with tiled flooring and sidelight windows to front, further glazed door into entrance hall with: ceiling rose with inset feature light, vertical radiator, tiled flooring, carpeted stairs to first floor, access to under stairs storage, doors to -

RECEPTION 14'9" x 12'8" (4.50m x 3.87m)

Double glazed bay window to front with radiator under, ceiling rose with inset feature light, decorative coving, fitted carpet,

THROUGH LOUNGE RECEPTION 25'5" x 11'9" (7.75m x 3.58m)

Double glazed sliding doors to rear, fitted radiator under, ceiling rose with inset feature light, decorative coving, fitted tiles,

DINING AREA 15'9" x 8'11" (4.81m x 2.73m)

Tiled flooring, access to kitchen, through lounge reception.

KITCHEN 12'8" x 18'6" (3.85m x 5.64m)

Range of fitted wall and base units, work surface with tiled upstand, five ring hob with oven grill under and extractor hood over, one bowl sink with drainer, separate hot water and soap dispenser, integrated dishwasher, double glazed window to rear, tiled flooring, radiator, ceiling light.

WET ROOM 6'7" x 9'3" (2.00m x 2.82m)

Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light,

BEDROOM ONE 13'8" x 12'6" (4.16m x 3.81m)

Double glazed bay window to front, fitted wardrobe, carpeted flooring, fitted lights

BEDROOM TWO 9'1" x 10'11" (2.78m x 3.34m)

Double glazed window to rear, fitted wardrobe, carpeted flooring, fitted lights



BEDROOM THREE 6'10" x 8'11" (2.09m x 2.73m)
Double glazed window to front, fitted wardrobe, carpeted flooring, fitted lights

BEDROOM FOUR 9'1" x 8'10" (2.78m x 2.68m)
Double glazed bay window to rear, fitted wardrobe, carpeted flooring, fitted lights

BEDROOM FIVE 11'0" x 9'5" (3.36m x 2.88m)
Double glazed window to front, fitted wardrobe, carpeted flooring, fitted lights

BEDROOM SIX 11'9" x 9'3" (3.57m x 2.82m)
Double glazed window to front, fitted wardrobe, carpeted flooring, fitted lights

SHOWER ROOM 4'6" x 6'8" (1.37m x 2.02m)
Suite comprising; walk-in shower cubicle with rainfall effect shower, low level WC, hand wash basin inset to vanity unit, chrome plated radiator, tiled walls and flooring, extractor fan, light,

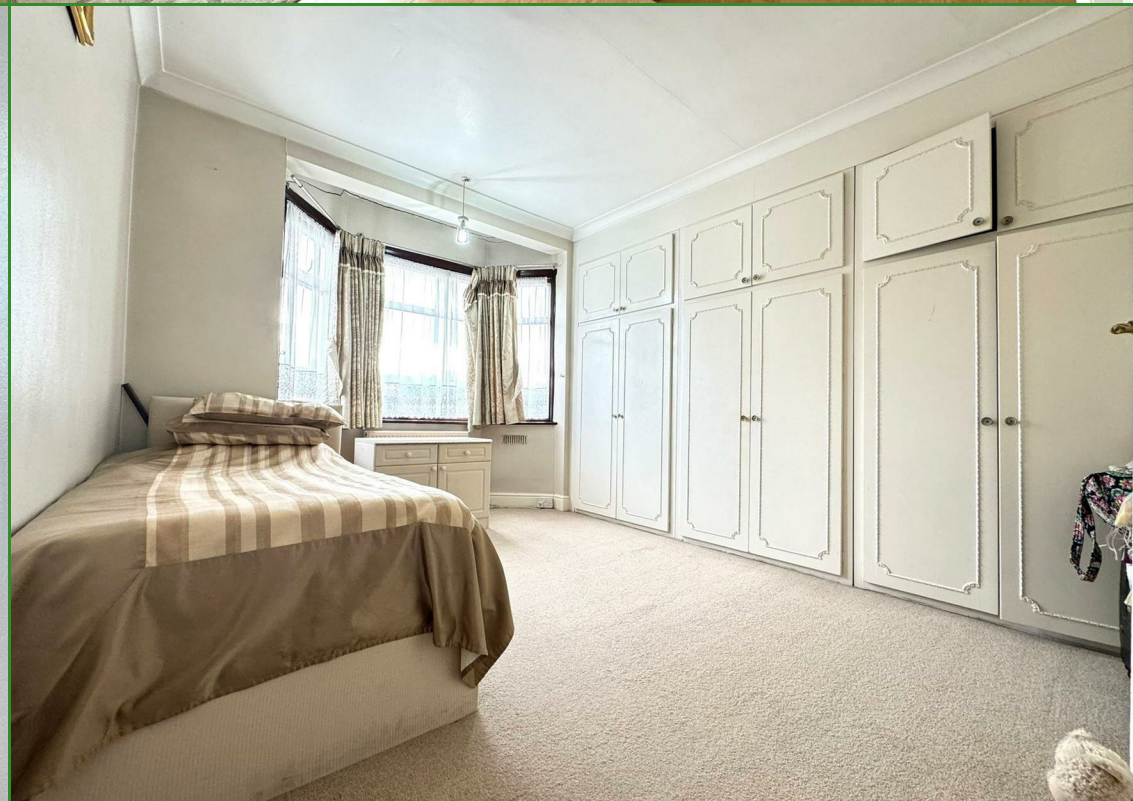
UTILITY ROOM 4'1" x 3'9" (1.24m x 1.15m)
storage space for washing machine and tumble dryer

BATHROOM 6'7" x 10'2" (2.00m x 3.10m)
Suite comprising; Bathtub with shower screen and shower over, low level WC, low level WC, hand wash basin inset to vanity, chrome plated heated towel rail, tiled walls and flooring, extractor fan, double glazed opaque window to rear, light

EXTERIOR 82'0" (25)
Low maintenance rear garden measures approximately 82' with raised brick built flowerbed and shrub borders

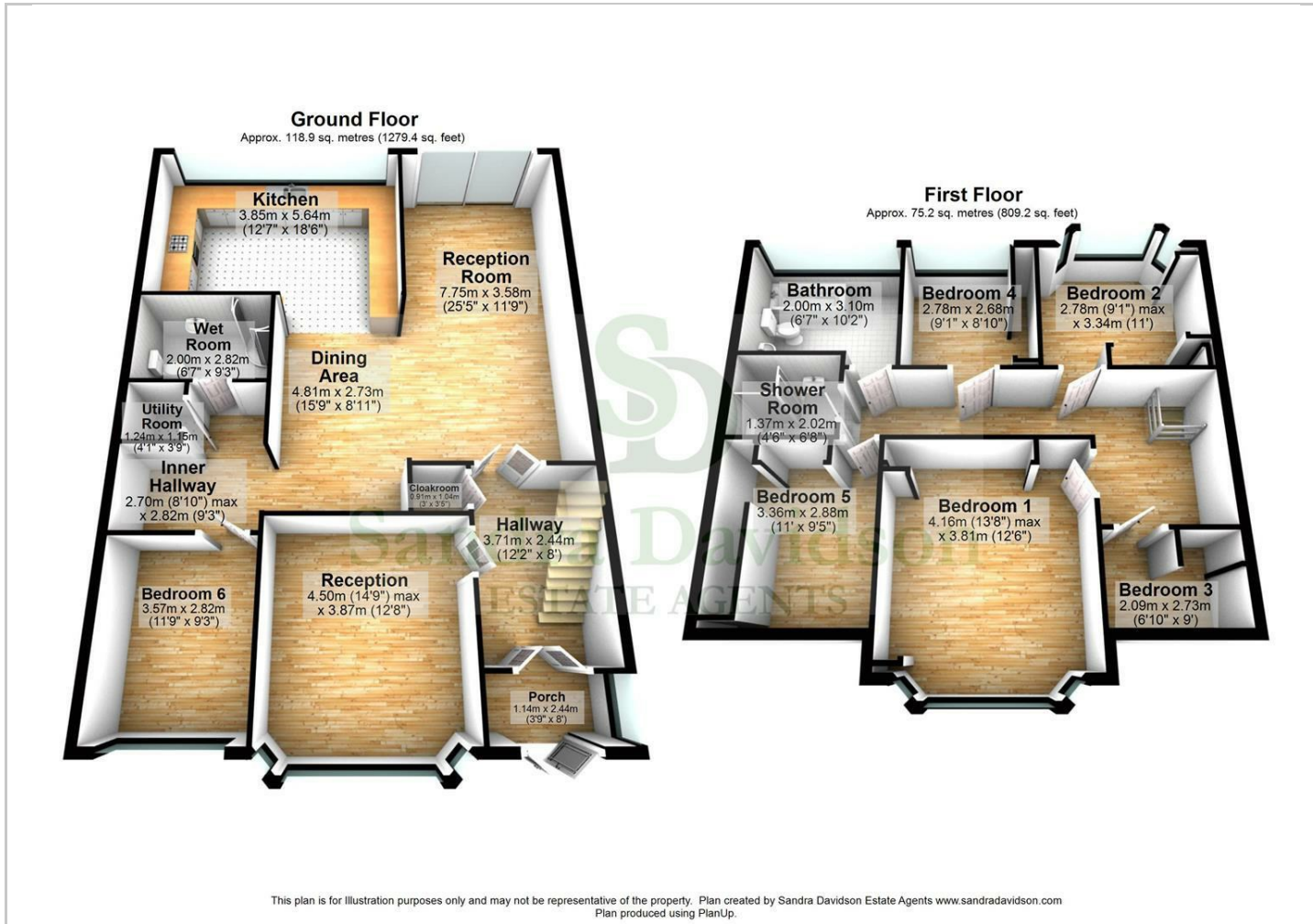
To the front of the property is off street parking for multiple cars on own driveway



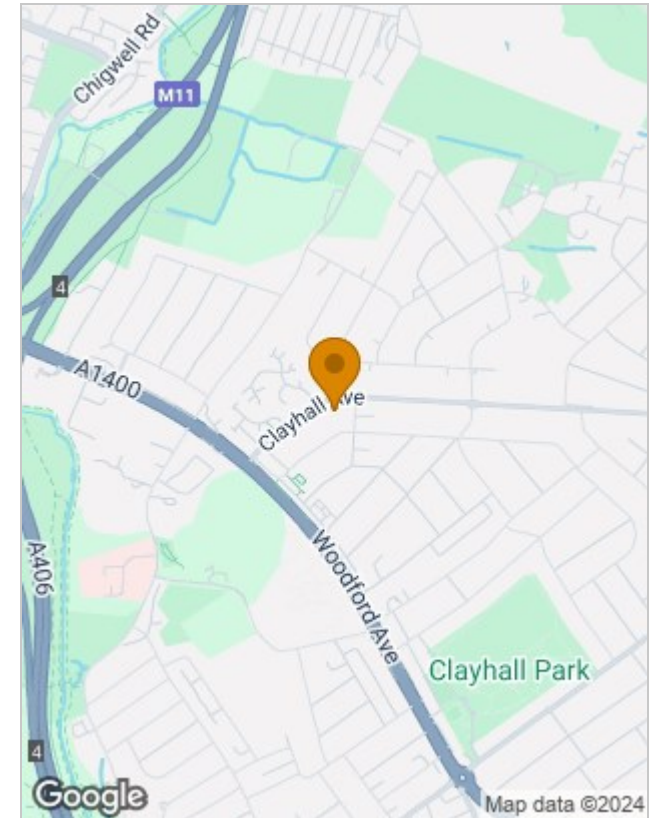




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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.