

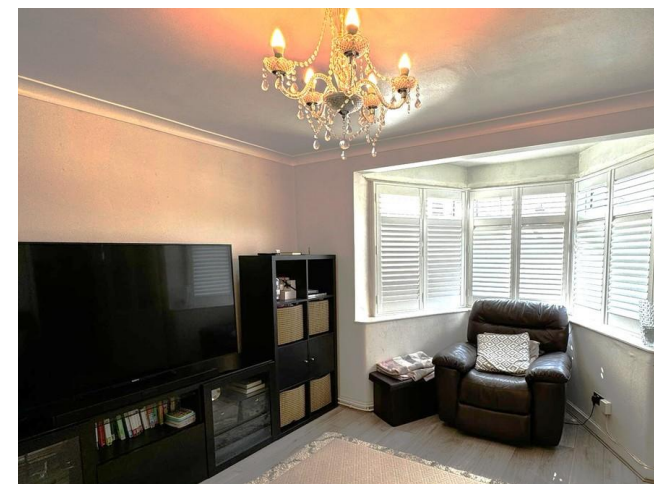


Caterham Avenue, Clayhall, IG5

**Guide Price
£525,000-£550,000**



Three Bedroom Family Home
Semi Detached
Through Lounge
Kitchen/Diner
Family Bathroom
Scope For Extension (stpp)
Approximately 60x30ft Rear Garden
Off Street Parking For Two Cars



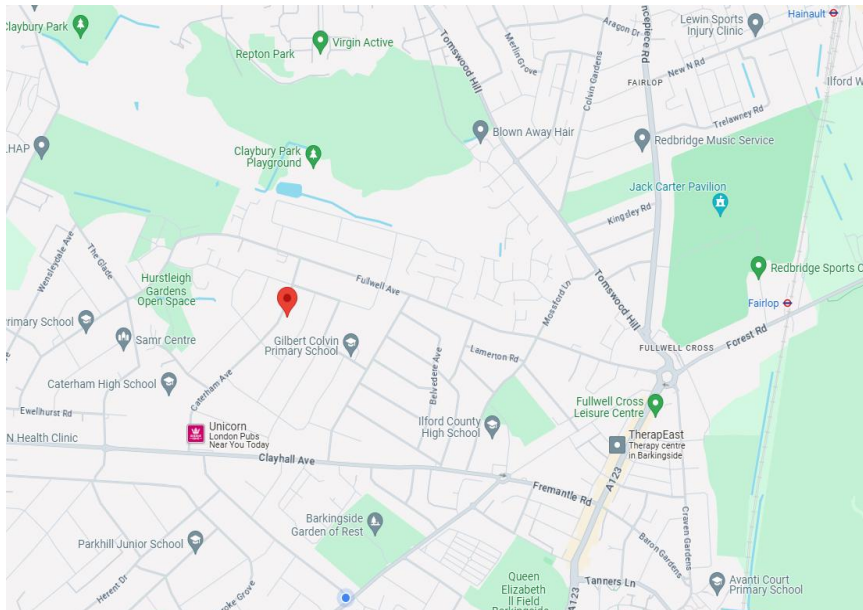


****OPEN DAY SATURDAY 31st AUGUST BY APPOINTMENT ONLY****

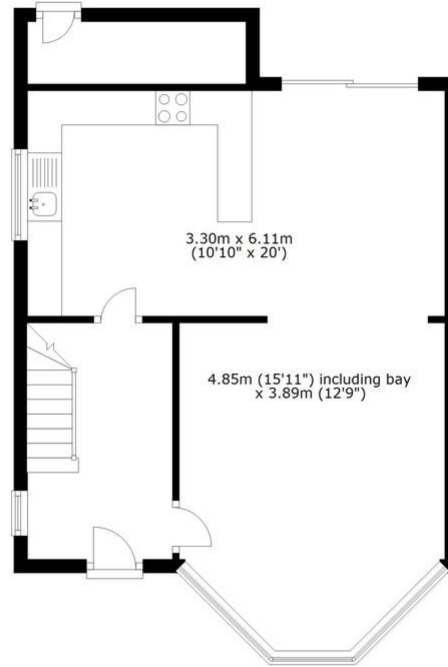
Guide price £525,000-£550,000. Located in this popular residential turning off of Clayhall Avenue is this three bedroom semi detached property offering the possibility of extension to the rear (sstp). Downstairs consists of a large through lounge and a modern kitchen/dining space. Upstairs you will find three bedrooms, along with a family bathroom. There is an approximately 60x30ft private garden to the rear and the additional benefit of off street parking for two cars at the front. Council Tax Band: D
EPC Rating: D



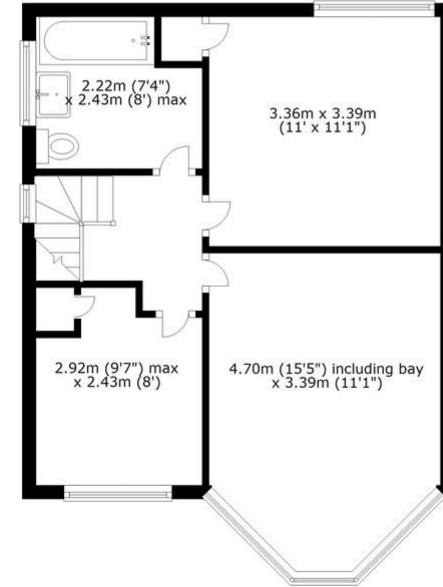
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

PLEASE NOTE: These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Please contact our office at

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DAYS A WEEK



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