



BOWDEN
BRADLEY



102 Wensleydale Avenue
, Clayhall, IG5 0ND

Asking price £700,000



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Nestled in the desirable Wensleydale Avenue, Clayhall, this impressive semi-detached house offers a perfect blend of space, comfort, and modern living. Boasting five well-proportioned bedrooms, this home is ideal for families seeking room to grow. The property has been meticulously maintained, ensuring a welcoming atmosphere throughout.

Upon entering, you will find three generous reception rooms, including a spacious conservatory that invites natural light and provides an excellent space for relaxation or entertaining. The modern fitted kitchen is both functional and stylish, making meal preparation a delight. Additionally, the first-floor shower room and WC add convenience for busy family life.

The exterior of the property features a good-sized frontage with off-street parking for up to three vehicles, a valuable asset in this sought-after area. The rear garden is also of a decent size, offering a private outdoor space for children to play or for hosting summer gatherings.

For those looking to expand, there is further potential for a loft conversion, allowing you to tailor the home to your specific needs. The property is being offered chain-free, making the buying process smoother and more straightforward.

Location is key, and this home does not disappoint. It is situated close to highly regarded schools, such as Glade Primary School and Caterham High School, making it an excellent choice for families. Furthermore, Woodford Station is just over 1.2 miles away, providing easy access to central London for commuters.

In summary, this charming home on Wensleydale Avenue is a fantastic opportunity for those seeking a spacious and well-maintained property in a family-friendly neighbourhood. Don't miss your chance to make it your own.

Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible.

Externals

Hallway
11'8" x 6'11" (3.58 x 2.13)

Living Room
14'8" x 12'7" (4.49 x 3.86)

Kitchen
11'6" x 8'7" (3.53 x 2.64)

Dining Room
11'6" x 10'0" (3.53 x 3.07)

Conservatory
10'7" x 18'4" (3.23 x 5.61)

Bedroom
18'9" x 12'5" (5.72 x 3.81)





Bathroom
7'10" x 4'5" (2.39 x 1.35)

Utility
7'6" x 7'8" (2.29 x 2.36)

Landing

Bedroom
8'11" x 8'0" (2.74 x 2.46)

Bedroom
14'5" x 10'7" (4.41 x 3.25)

Bedroom
11'6" x 10'9" (3.53 x 3.28)

Bedroom
18'9" x 12'7" (5.72 x 3.85)

Bathroom
8'6" x 8'4" (2.61 x 2.55)

Garden



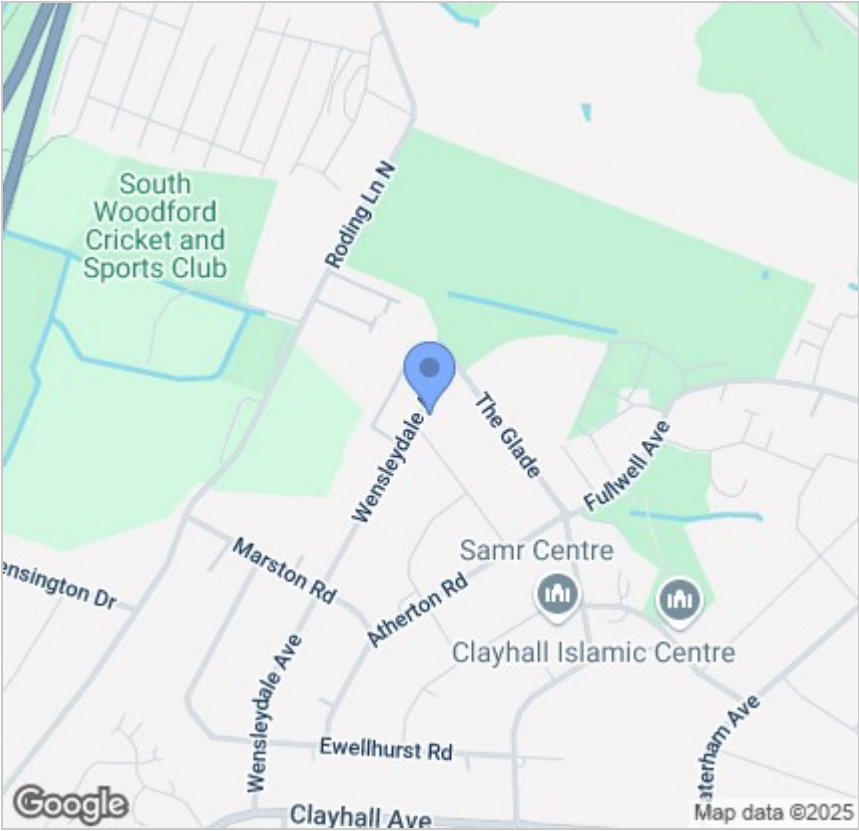
Floor Plan



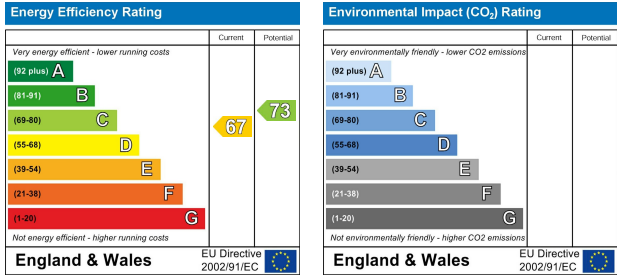
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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