



**Beechwood Gardens, Clayhall, IG5**

**£750,000**

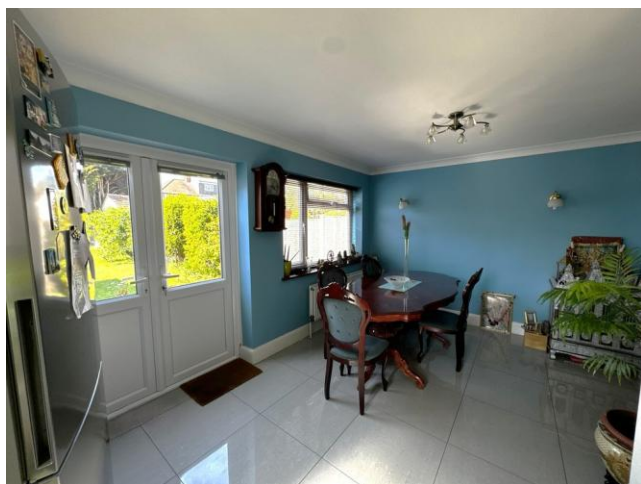




**Extended Family Home**  
**Located On 'Woods' Estate**  
**3 Double Bedrooms**  
**Modern Galley Style Kitchen**  
**Two Reception Rooms**  
**Family Bathroom**  
**Large Rear Garden**  
**Downstairs WC**  
**Off Street Parking**  
**Extended Garage**







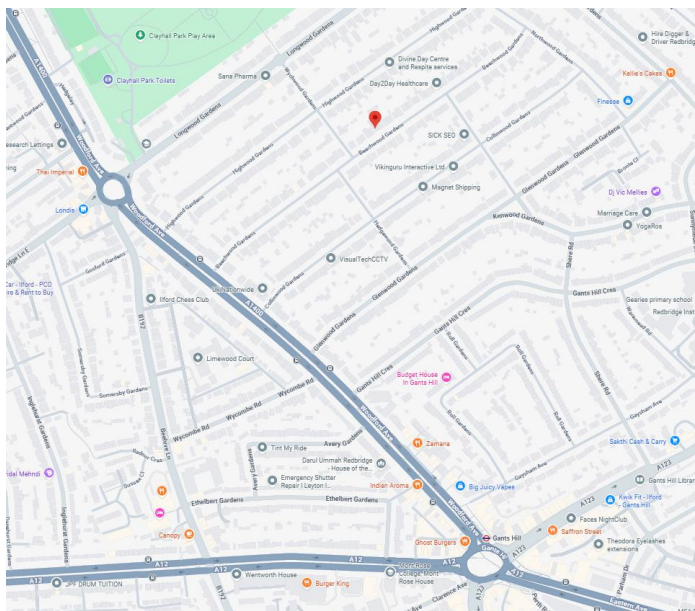
**\*\*VIEWINGS ON SATURDAY 24th MAY 2025 BY APPOINTMENT ONLY\*\***

Located in the heart of the ever-popular Woods Estate in Clayhall, this beautifully presented, extended three-bedroom family home offers generous living space and a warm, welcoming atmosphere, perfect for modern family life.

The ground floor comprises of two spacious reception rooms that provide versatile areas for both relaxing and entertaining, a modern, galley style kitchen and a toilet which complements the main family bathroom which is found just up the stairs. The rear of the house has been extended to provide further living space. The large private garden is perfect for children, gardening enthusiasts, or summer gatherings. Additional features include off-street parking and proximity to excellent schools, shops, and transport links, making this an ideal choice for families looking to settle in a vibrant and well-connected community.

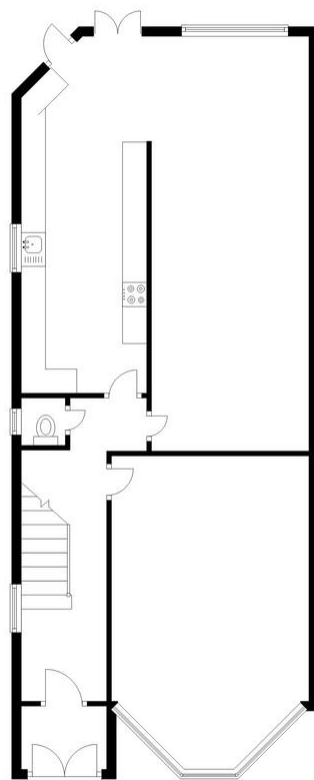




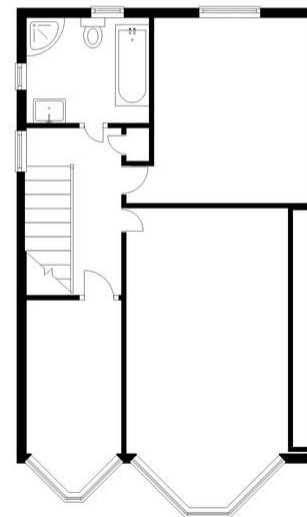


**EPC TO GO HERE**

**Ground Floor**



**First Floor**



Total area: approx. 1456.8 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**

213 Victoria Park Road  
London,  
E9 7HD

**020 8985 5800**

**sovereign-house.com**

vicparksales@sovereign-house.com



**DAYS A  
WEEK**



**FREE  
VALUATIONS**



**FLOOR  
PLANS**



**FULL COLOUR  
PHOTOGRAPHY**



**SMS  
TEXT ALERTS**



**MORTGAGE  
ADVICE**



**COLOUR  
MAPS**

**Victoria Park Sales**  
213 Victoria Park Road  
London E9 7HD  
Tel: 020 8985 5800



@sovereignhouse



www.facebook.com/sovereignhousehackney

**Clayhall/Redbridge Sales**  
176 Longwood Gardens,  
Essex IG5 0EW  
Tel: 020 8220 1500

