



87 Lord Avenue, Clayhall

Clayhall

Guide Price £700,000 - £750,000



**BOWDEN
BRADLEY**

87 Lord Avenue

Clayhall

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Impressive Four-Bedroom Double-Fronted Semi-Detached Family Home
- Exceptional 27'3 Reception Room Offering Generous Living Space
- Spacious 17'1 Kitchen/Diner With Direct Garden Access
- Four Well-Proportioned And Versatile Bedrooms
- Generously Sized Family Shower Room And Ground-Floor WC
- Well-Maintained Rear Garden With Patio Entertaining Area
- Useful Detached Garden Outbuilding
- Off-Street Parking For Multiple Vehicles
- Previous Loft-Conversion Consent Now Expired, Offering Excellent Potential STPP
- Highly Desirable Clayhall Location Close To Schools And Transport Links





Living Room

13' 2" x 16' 9" (4.01m x 5.11m)

Dining Room

14' 7" x 9' 4" (4.45m x 2.84m)

Kitchen

18' 7" x 11' 3" (5.67m x 3.43m)

WC

3' 3" x 2' 8" (0.99m x 0.81m)

Bedroom

13' 5" x 12' 6" (4.09m x 3.82m)

Bedroom

9' 8" x 11' 9" (2.95m x 3.57m)

Bedroom

12' 5" x 9' 4" (3.79m x 2.84m)

Bedroom

7' 7" x 11' 9" (2.31m x 3.57m)

Bathroom

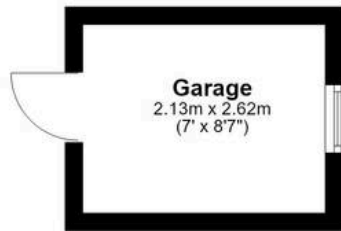
13' 5" x 5' 5" (4.09m x 1.65m)





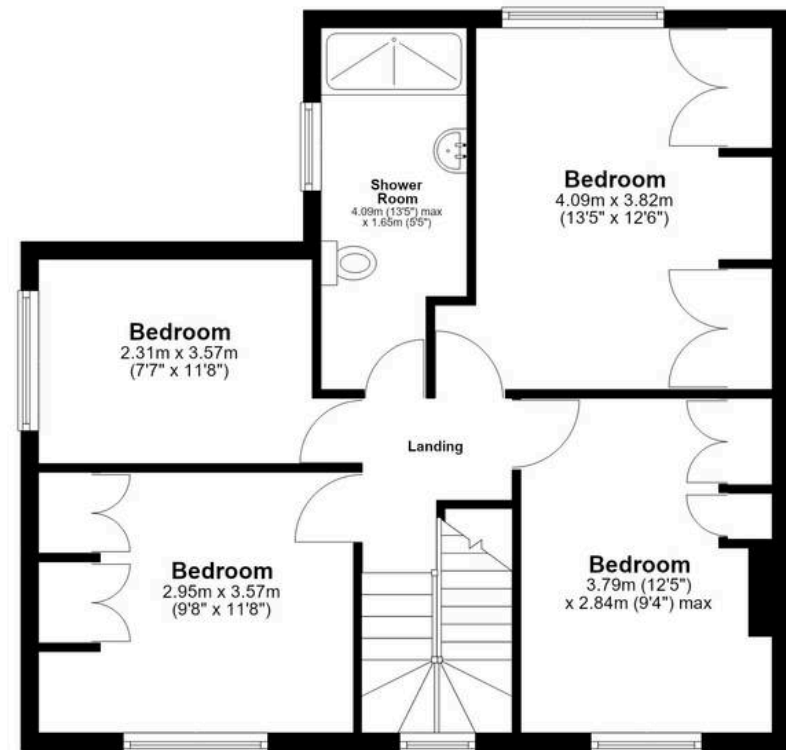
Ground Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



First Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



Total area: approx. 126.5 sq. metres (1362.1 sq. feet)



Bowden Bradley

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