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19 Stoneleigh Road
Clayhall, Essex IG5 0JB
Price guide £850,000

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*** Price Guide £850,000 - £900,000 *** Arbon & Miller are delighted to offer this exceptional 6-Bedroom, 4-Bathroom Family Home – Stoneleigh Road, IG5. This substantial six-bedroom, four-bathroom family residence is located on the highly sought-after Stoneleigh Road and is presented in immaculate condition throughout. Offering expansive and versatile living accommodation, the property is perfectly designed for modern family life with a large kitchen, multiple reception rooms, and beautifully finished interiors that are ready to move straight into. The home benefits from a private rear garden, with large outbuilding and off-street parking, making it both practical and stylish for everyday living. Situated within walking distance of both Beal High School and Park Hill Primary School, this property is ideally positioned for families seeking access to excellent educational facilities. With its generous proportions, pristine condition, and prime location, Stoneleigh Road represents a rare opportunity to secure a truly exceptional family home in one of the area's most desirable addresses.

ENTRANCE PORCH 6'4 x 3'4 (1.93m x 1.02m)

UPVC double glazed door with obscure fixed sidelights, wood strip flooring, obscure double glazed window to flank, door to garage, wooden obscure glazed multi paned entrance door with obscure glazed fanlights leading to:

ENTRANCE HALL

Stairs to first floor, laminated wood strip flooring, double radiator, coved cornice, understairs storage cupboard, vacuum point, door to:

CLOAKROOM 6'5 x 3'8 to extremes (1.96m x 1.12m to extremes)

Low level wc, wash hand basin with mixer tap, part tiled walls, tiled floor, extractor fan, heated towel rail, spotlights to ceiling.

THROUGH LOUNGE 23'4 into bay x 12'6 to extremes (7.11m into bay x 3.81m to extremes)

Five light leaded light style double glazed bay with fanlights over, radiator, laminated wood strip flooring, fireplace with stone surround, wooden hearth and electric fire, coved cornice, further double radiator, two ceiling roses, ceiling fan, open to:

EXTENDED KITCHEN/DNER 25'8 x 11'2 to extremes (7.82m x 3.40m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, five burner Range gas cooker with extractor hood over, tiled floor, plumbing for dishwasher, recess for American style fridge/freezer, central island area, spotlights to ceiling, three light double glazed window with fanlights over, door to utility room. Dining Area: Wood strip flooring, spotlights to ceiling, double radiator, double glazed double doors with fixed sidelights leading to rear garden.

UTILITY ROOM 7'6 x 5'4 (2.29m x 1.63m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, plumbing for washing machine, tiled splashback, tiled floor, double radiator, door to side access, double glazed window with fixed fanlight over.

INNER LOBBY 10'2 x 6'9 to extremes (3.10m x 2.06m to extremes)

Wood strip flooring, double radiator, vacuum point, door to:

HOME OFFICE 7'6 x 6'1 (2.29m x 1.85m)

Wood strip flooring, double radiator, double glazed window with fanlight over, hard wired internet connection.

FIRST FLOOR LANDING 17'2 into bay x 7'1 (5.23m into bay x 2.16m)

Three light leaded light style double glazed bay with fanlights over, vertical wall mounted radiator, stairs to second floor.

BEDROOM ONE 17'11 into bay x 11'6 into wardrobe recess (5.46m into bay x 3.51m into wardrobe recess)

Fitted wardrobes to one wall with concealed lighting, laminated wood strip flooring, double radiator, five light double glazed bay with fanlights over, door to:

ENSUITE SHOWER ROOM 9'6 x 3'8 (2.90m x 1.12m)

Double walkin shower cubicle with glazed doors, mixer tap with shower attachment and rainforest shower head over, wash hand basin with mixer tap, low level wc, extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over, panelled walls, heated towel rail.

BEDROOM TWO 16' into bay x 11'6 (4.88m into bay x 3.51m)

Five light leaded light style double glazed bay with fanlights over, laminated wood strip flooring, double radiator.

EXTENDED BEDROOM THREE 14'5 x 12'6 to extremes (4.39m x 3.81m to extremes)

Two light double glazed window with fanlights over, double radiator, wood strip flooring, vacuum system.

BEDROOM FOUR 11'2 into bay x 7'2 (3.40m into bay x 2.18m)

Three light leaded light style double glazed bay with fanlights over, double radiator, fitted wardrobes with high level storage, laminated wood strip flooring.

SHOWER ROOM 71 x 6'8 to extremes (21.64m x 2.03m to extremes)

Double walkin shower cubicle with glazed doors, mixer tap with shower attachment and rainforest shower head over, tiled walls, tiled floor, heated towel rail, low level wc, vanity unit with wash hand basin and mixer tap, obscure double glazed window with fanlight over, extractor fan, spotlights to ceiling.

SECOND FLOOR LANDING

Door to eaves storage, two skylight windows, vacuum system, doors to:

BEDROOM FIVE 9'8 x 9'5 (2.95m x 2.87m)

Double glazed double doors to Juliette Balcony, vertical wall mounted radiator, two wall points, wood strip flooring, spotlights to ceiling.

BEDROOM SIX 13'10 x 8'8 to extremes (4.22m x 2.64m to extremes)

Restricted head height. Two double glazed Velux skylight windows, double radiator, spotlights to ceiling, wood strip flooring, wall light point, doors to eaves storage.

BATHROOM 9'4 x 7'2 to extremes (2.84m x 2.18m to extremes)

Panel enclosed bath with mixer tap and shower attachment, low level wc, wash hand basin with mixer tap, double walk-in shower cubicle with glazed sliding doors, mixer tap and shower attachment, tiled walls, tiled floor, spotlights to ceiling, heated towel rail, obscure double glazed window with fanlight over, extractor fan, two wall light points.

REAR GARDEN

Approx 140' rear garden with raised patio area with glazed balustrade, steps down to further patio area, remainder laid to lawn with mature trees and flower beds, outside tap, pedestrian side access.

OUTBUILDING 25'8 x 16'7 (7.82m x 5.05m)

Gym Area: Power and lighting, UPVC double glazed door, double glazed window with fanlight over, door to: STORAGE ROOM: Two light double glazed window with fanlights over.

FRONT GARDEN

Paved front garden providing multiple OFF STREET PARKING SPACES. Pedestrian side access.

INTEGRAL GARAGE 17'10 x 7'3 (5.44m x 2.21m)

Up and over door, power and lighting, Worcester combi boiler, Vaillant mega flow system, central vacuum system.

COUNCIL TAX

London Borough of Redbridge - Band

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



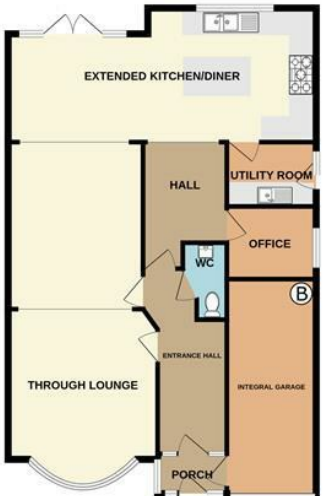
GROUND FLOOR
1419 sq.ft. (131.9 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.

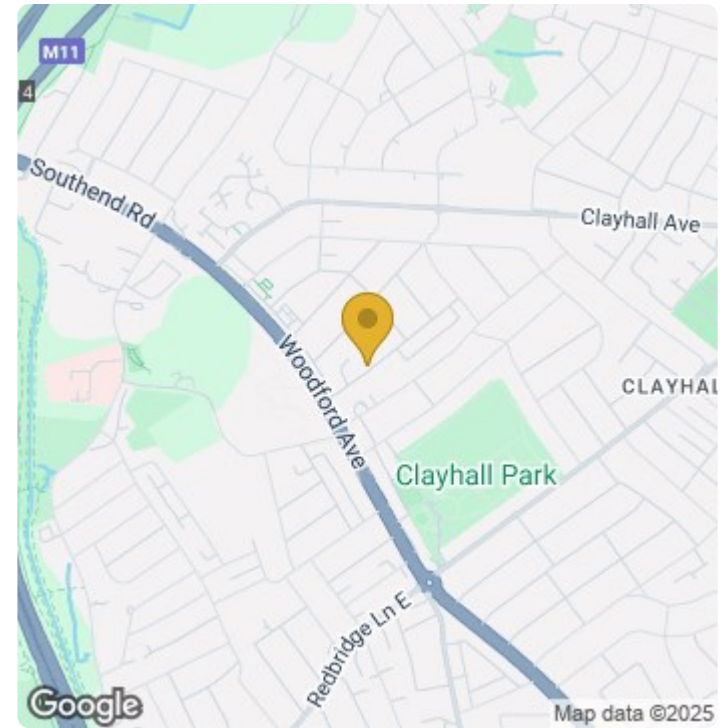


2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2658 sq.ft. (246.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

