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328 Fullwell Avenue  
Clayhall, Essex IG5 0SA  
Price guide £335,000

## 328 Fullwell Avenue, Clayhall, Essex IG5 0SA

Guide Price £335,00 - £350,000 - We are privileged to offer this two bedroom ground floor maisonette offered in immaculate decorative condition and with the benefit of two double bedrooms, substantial 16' lounge and 12'6 kitchen/diner. The property also benefits from its own private garden and brick built storage shed. The property is situated adjacent to the delightful Claybury Park and within walking distance of local shopping facilities and bus services.

### ENTRANCE HALL

UPVC obscure leaded light style double glazed door with obscure leaded light style double glazed fixed sidelight and fanlight. Storage cupboard with plumbing for washing machine, space for tumbler dryer, double radiator, understairs storage cupboard, doors to:

**LOUNGE 14'5 into bay x 11'10 (4.39m into bay x 3.61m)**

Three light leaded light style double glazed bay with fanlights over, double radiator.

**KITCHEN 9'6 x 9'6 (2.90m x 2.90m)**

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with electric oven under and extractor fan over, stainless steel sink top unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, cupboard housing boiler, double glazed window with fanlight over to flank, obscure double glazed UPVC door with fixed sidelight leading to rear garden.

**BEDROOM ONE 13'11 x 11'10 (4.24m x 3.61m)**

Obscure leaded light style double glazed window with fanlights over, double radiator.

**BEDROOM TWO 13'1 x 11'6 to extremes (3.99m x 3.51m to extremes)**

Double glazed window with fanlights over, double radiator.

**BATHROOM 9'6 x 5'7 (2.90m x 1.70m)**

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, obscure double glazed window with fanlight over.

### REAR GARDEN

Approx 30' rear garden with patio area, remainder laid to lawn, outside brick built storage cupboard 10'2 x 4'11.

### FRONT GARDEN

Front garden mainly laid to lawn.

### LEASE

183 years remaining

### GROUND RENT

£0.00

### MAINTENANCE

£60.00 per annum

### COUNCIL TAX

London Borough of Redbridge - Band C

### AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

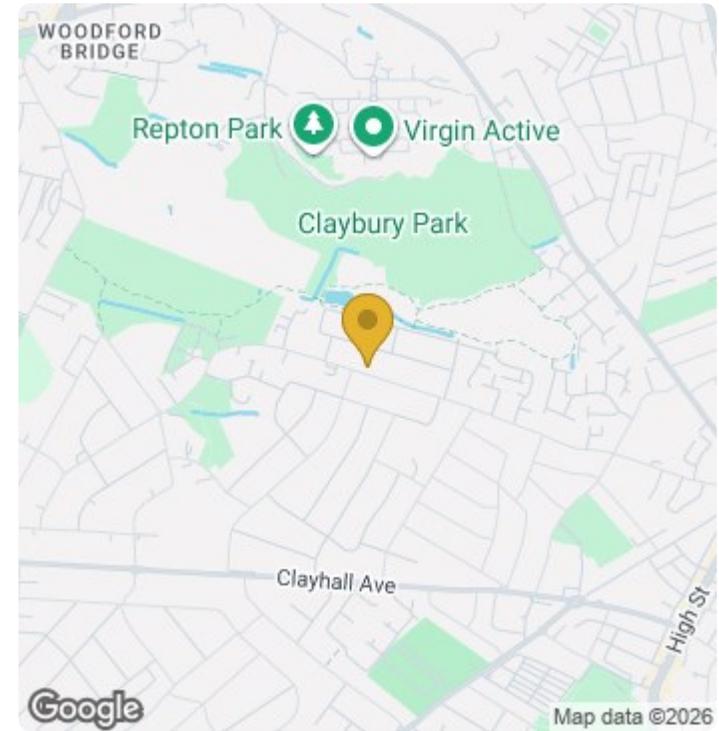
### AGENTS NOTE

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.



# Fullwell Avenue, IG5

Approx. Gross Internal Area 772 Sq Ft - 71.72 Sq M



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 26/1/2026



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