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76 Lord Avenue  
Clayhall, Essex IG5 0HW  
Price guide £850,000

## 76 Lord Avenue, Clayhall, Essex IG5 0HW

GUIDE PRICE \*\*\* £850,000 - £900,000 \*\*\* Nestled on the prestigious Lord Avenue in Clayhall, this charming semi-detached family home offers a perfect blend of comfort and potential. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure plenty of room for family members or guests, while the two modern bathrooms add convenience to daily living. Situated in a desirable location, the home is just a stone's throw away from the beautiful Clayhall Park, making it an ideal spot for families who enjoy outdoor activities. The property is also within the catchment areas for Park Hill Primary and Beal High School, which are highly regarded educational institutions, adding to the appeal for families with children. Moreover, this semi-detached house presents further potential for extension, allowing you to tailor the space to your specific needs and preferences. The possibilities are endless, whether you envision expanding your living area or creating a dream kitchen. In summary, this property on Lord Avenue is not just a house; it is a family home with the potential to grow and adapt to your lifestyle. Its prime location, spacious interiors, and excellent local schools make it a fantastic opportunity for those looking to settle in a vibrant community.

### ENTRANCE PORCH 7'9 x 2'8 (2.36m x 0.81m)

UPVC double glazed leaded light style doors with fixed sidelights and fanlights, tiled floor, double glazed window to flank, obscure multi glazed wooden door with obscure fixed sidelights and fanlight to:

### ENTRANCE HALL 18'5 x 6'8 (5.61m x 2.03m)

Stairs to first floor with storage cupboard under, double radiator, spotlights to ceiling, wood strip flooring, doors to:

### CLOAKROOM 5'6 x 2'6 (1.68m x 0.76m)

Close coupled wc with hand held spray, wash hand basin with mixer tap, heated towel rail, tiled floor, spotlights to ceiling, extractor fan.

### RECEPTION ONE 17'5 into bay x 11'8 (5.31m into bay x 3.56m)

Five light leaded light style double glazed bay with fanlights over, wood strip flooring, feature fireplace surround, coved cornice, double radiator.

### EXTENDED RECEPTION TWO 23'2 x 13'3 to extremes (7.06m x 4.04m to extremes)

Wood strip flooring, coved cornice, two double radiators, two wall light points, double glazed double doors with fixed sidelights to rear garden, door to:

### EXTENDED KITCHEN/DINER 17 x 13'5 (5.18m x 4.09m)

Range of wall and base units, Quartz working surfaces, cupboards and drawers, feature island with Quartz working surface, inset sink unit with mixer tap, two double ovens with extractor hood over, integrated microwave and coffee machine, integrated fridge/freezer, washing machine and dishwasher, concealed lighting, spotlights to ceiling, feature hanging lights, tiled floor, vertical wall mounted radiator, double glazed bi folding doors leading to rear garden.

### ADDITIONAL RECEPTION ROOM/OFFICE 15'4 x 8'2 (4.67m x 2.49m)

Three light leaded light style bay with fanlights over, double radiator, wood strip flooring, spotlights to ceiling.

### FIRST FLOOR LANDING

Wood strip flooring, spotlights to ceiling, access to loft, airing cupboard housing boiler, doors to:

### BEDROOM ONE 16'6 into bay x 11'6 (5.03m into bay x 3.51m)

Five light leaded light style bay with fanlights over, fitted wardrobes to one wall with high level storage and concealed lighting.

### BEDROOM TWO 15'8 into bay x 11'9 (4.78m into bay x 3.58m)

Five light double glazed bay with fanlights over, wood strip flooring, spotlights to ceiling, double radiator, door to:

### ENSUITE SHOWER ROOM 6'8 x 6'8 (2.03m x 2.03m)

Double walk-in shower cubicle with mixer tap, hand held shower unit, shower attachment, rainforest shower head and glazed doors, vanity unit with wash hand basin and mixer tap, close coupled wc with hand held spray, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

### BEDROOM THREE 13' x 8'2 (3.96m x 2.49m)

Three light leaded light style double glazed bay with fanlights over, double radiator, wood strip flooring, spotlights to ceiling.

### BEDROOM FOUR 9'9 x 6'8 (2.97m x 2.03m)

Three light leaded light style double glazed window with fanlights over, wood strip flooring, double radiator.

### BATHROOM/WC 7'8 x 6'5 (2.34m x 1.96m)

Panel enclosed bath with mixer tap and hand held shower attachment, low level wc, bidet, vanity unit with wash hand basin and mixer tap, double radiator, tiled walls, tiled floor, obscure double glazed window with fanlight over, coved cornice.

### REAR GARDEN

Patio area, outside light, outside tap, shed on handstand, remainder laid to lawn, pedestrian side access.

### FRONT GARDEN

Providing OFF STREET PARKING for multiple vehicles.

### COUNCIL TAX

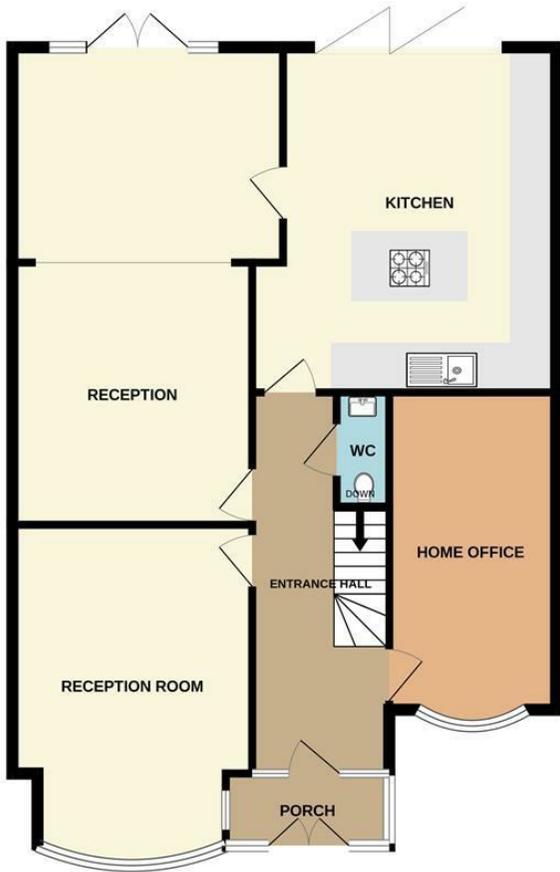
London Borough of Redbridge - Band G

### 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  
977 sq.ft. (90.8 sq.m.) approx.

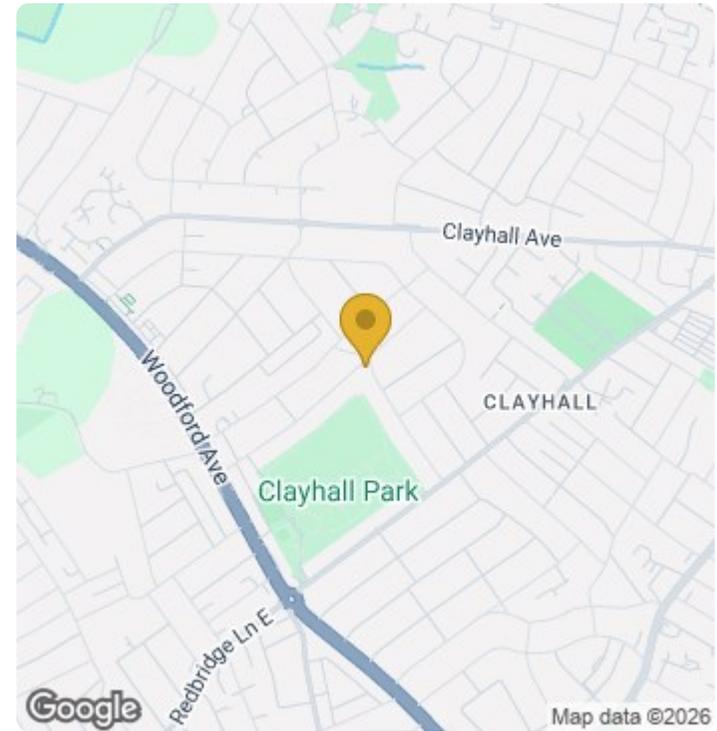


1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1708 sq.ft. (158.7 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(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		

England & Wales

EU Directive  
2002/91/EC





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