

**A&M**  
ARBON MILLER  
EST 1976



**A&M**  
ARBON MILLER  
EST 1976

51 Naseby Road  
Clayhall, Essex IG5 0NN  
Price guide £650,000

## 51 Naseby Road, Clayhall, Essex IG5 0NN

**GUIDE PRICE: £650,000 - £675,000** Situated in the heart of Clayhall, this immaculately presented and extended three-bedroom semi-detached family home offers stylish accommodation, excellent outdoor space and exciting future potential. The property features a bright through lounge, ideal for both everyday living and entertaining, leading to an extended fitted kitchen with a separate utility room. A ground floor WC adds further convenience. Upstairs, there are three well-proportioned fitted bedrooms and a stunning, spacious family bathroom complete with a separate shower cubicle. The beautifully maintained, established rear garden is a standout feature, offering a peaceful setting with an outbuilding currently used as a home gym with a separate garden storage room. The property also benefits from a detached garage and off-street parking to the front. There is excellent scope for a loft conversion (subject to planning consent), allowing further expansion if desired. Perfectly positioned for families, the home is within walking distance of several highly regarded local schools. Claybury Park is also nearby, providing extensive green space, woodland walks, children's play area, outdoor gym and picturesque lake. Local shops are within easy reach, while the 169 bus route offers convenient access to Barkingside High Street. Barkingside Underground Station (Central Line) is approximately 1.2 miles away, providing direct links into Stratford and Central London. A rare opportunity to acquire a beautifully maintained home in a prime Clayhall location. Early viewing is highly recommended.

### ENTRANCE PORCH

Leaded light style double glazed entrance door with multi glazed style fixed sidelights, two wall light points, tiled floor, obscure multi glazed leaded light style entrance door leading to:

### ENTRANCE HALL

Coved cornice, enclosed radiator, wood strip style flooring, leaded light style double glazed window to flank, meter and storage cupboard, stairs to first floor, doors to:

### CLOAKROOM

Low level wc, pedestal wash hand basin with mixer tap, bespoke fitted cloak cupboard with down lighters, separate shelving/shoe storage, leaded light style obscure double glazed window to flank, spotlights to ceiling, upright heated towel rail, part tiled walls.

### THROUGH LOUNGE 27'3 x 11'6 x 10'2 (8.31m x 3.51m x 3.10m)

Three light leaded light style double glazed bay with fanlights over, double radiator, coved cornice, wood strip flooring, feature marble fireplace surround with raised hearth, mantle and inset gas fire, two wall light points, two enclosed radiators, open to:

### FEATURE KITCHEN EXTENSION 17'1 x 10'2 (5.21m x 3.10m)

Extensive range of base and wall units with concealed lighting, working surfaces, cupboards and drawers, peninsular breakfast bar with inset shelving, cupboards and drawers, further low level cupboards with working surfaces with inset wine cooler, sink bowl with mixer tap with separate detached hose tap, built-in double oven, five ring gas hob and canopy extractor fan over, part tiled walls, spotlights to ceiling, double glazed window with fanlight over to rear aspect, double glazed double doors with fixed sidelights and fanlights over leading to rear garden, part open to:

### UTILITY ROOM 6'11 x 6'3 (2.11m x 1.91m)

Extensive range of wall units with built-in drawers, working surface, plumbing for washing machine, large recess currently housing fridge/freezer, wall mounted boiler, spotlights to ceiling, leaded light style double glazed window with fanlight over to flank.

### FIRST FLOOR LANDING

Obscure leaded light style double glazed window to flank, dado rail.

### BEDROOM ONE 14'9 (into wardrobe recess) x 10'10 (4.50m (into wardrobe recess) x 3.30m)

Bespoke fitted wardrobe cupboards to one wall, three light leaded light style double glazed window, radiator, picture rail.

### BEDROOM TWO 12'10 x 10'10 (3.91m x 3.30m)

Fitted wardrobes cupboards to one wall incorporating airing cupboard housing hot water cylinder and immersion heater, downlighters, inset shelving, radiator, three light double glazed window with fanlights over to rear, matching chest of drawers and bedside tables.

### BEDROOM THREE 7'10 x 6'7 (2.39m x 2.01m)

Currently used as home office. Extensive range of bespoke fitted furniture incorporating wardrobe cupboards with storage above, side niches, shelves and open unit, leaded light style double glazed window with fanlight over to front, radiator.

### FEATURE BATHROOM 8'10 x 6'7 (2.69m x 2.01m)

Tiled enclosed bath with mixer tap and shower attachment, corner tiled shower cubicle with thermostatically controlled shower unit, low level wc, vanity unit with wash hand basin, mixer tap and cupboards below, spotlights to ceiling, upright heated towel rail, shaver point, part tiled walls, tiled floor, obscure double glazed window with fanlight over to rear.

### REAR GARDEN

Large paved patio area, established trees, shrub and flower borders, raised flower beds with sleepers, perimeter lighting, various wall light points, outside power sockets, remainder laid to lawn, Access to:

### OUTBUILDING (GYM) 18'1 x 10'2 (5.51m x 3.10m)

Double glazed door, double glazed windows with fanlights over.

### OUTBUILDING (STORAGE ROOM) 10'2 x 5'11 (3.10m x 1.80m)

Storage Area: Power and lighting, windows to flank.

### DETACHED GARAGE 16'5 x 8'2 (5.00m x 2.49m)

Electric up and over door, pedestrian double glazed door, power and lighting, window to rear.

### FRONT GARDEN

Providing CAR PARKING SPACE. Own driveway leading to garage.

### COUNCIL TAX

London Borough of Redbridge - Band D

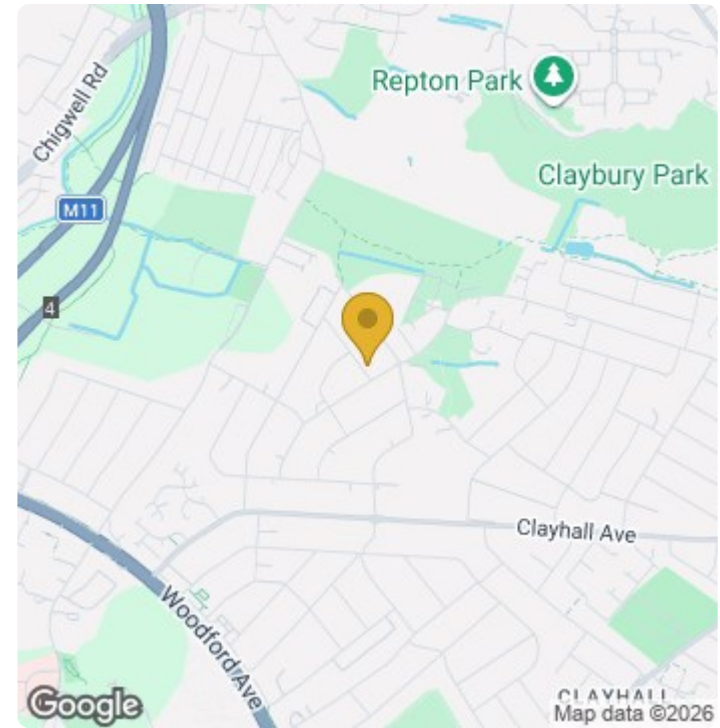
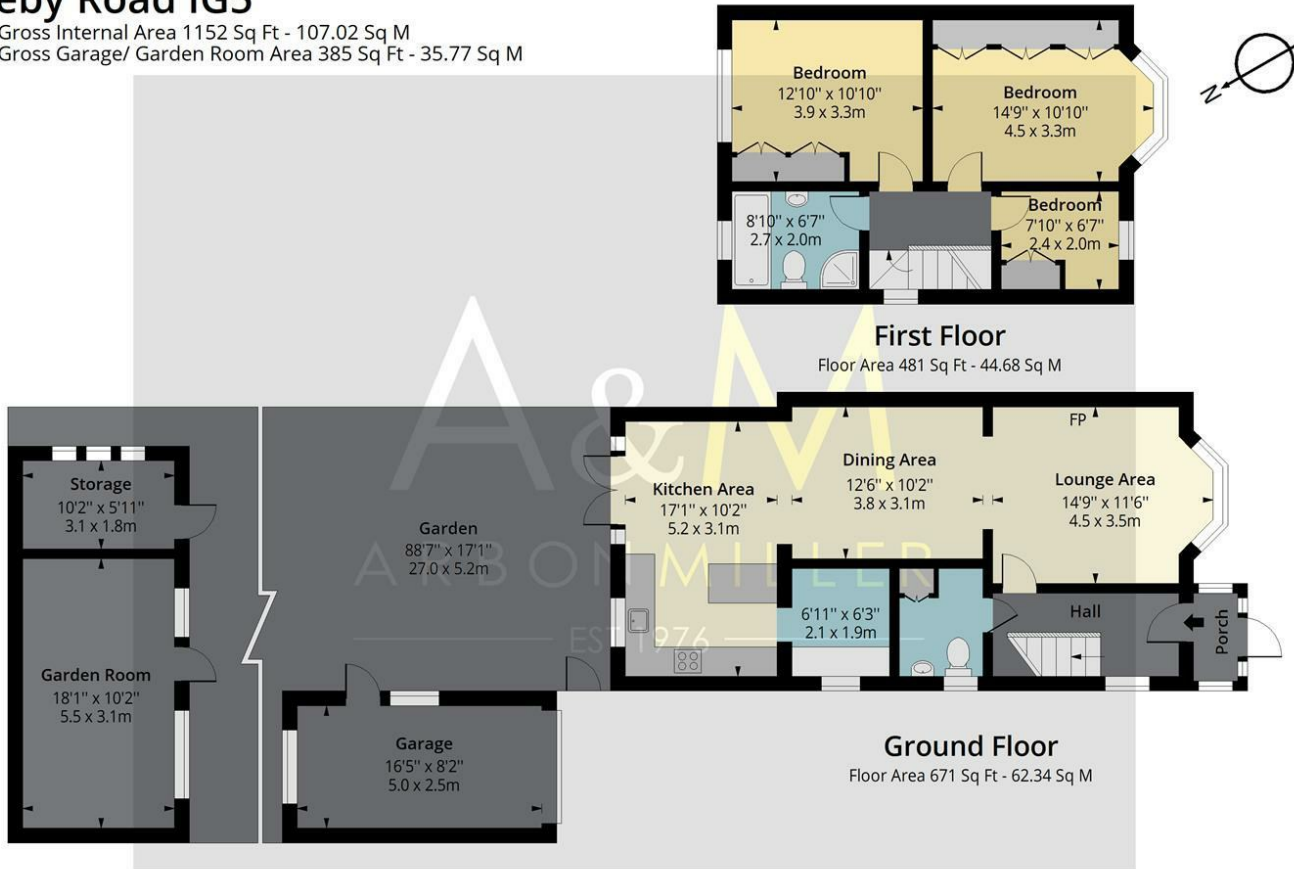
### AGENTS NOTE

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.



# Naseby Road IG5

Approx. Gross Internal Area 1152 Sq Ft - 107.02 Sq M  
 Approx. Gross Garage/ Garden Room Area 385 Sq Ft - 35.77 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>		<b>80</b>
(55-68) <b>D</b>	<b>63</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: 25/2/2026



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976