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261 Stradbroke Grove  
Clayhall, Essex IG5 0DH  
Price guide £550,000



## 261 Stradbroke Grove, Clayhall, Essex IG5 0DH

\*\*\* CHAIN FREE \*\*\* PRICE GUIDE £550,000 - £575,000 \*\*\* Located in a highly sought-after residential turning, this extended three-bedroom mid-terrace family home offers spacious and well-proportioned accommodation throughout, making it ideal for growing families. The property features a bright through lounge, an extended kitchen/diner, three good-sized bedrooms, family bathroom with separate WC, and a large rear garden perfect for entertaining or family enjoyment. Further benefits include off-street parking to the front and excellent potential to modernise or further enhance subject to the usual consents. Perfectly positioned directly opposite Park Hill Primary School and within the highly desirable Beal High School catchment area, the property is also conveniently located for local amenities, transport links and green spaces. Early viewing is highly recommended.

### ENTRANCE PORCH

UPVC double glazed double doors with leaded light style inserts, tiled floor, wooden door with double glazed coloured leaded light insert leading to:

### ENTRANCE HALL

Laminated wood strip flooring, stairs to first floor with cupboard under, double radiator, doors to:

### THROUGH LOUNGE 30'10 x 11'10 (9.40m x 3.61m)

Six light double glazed leaded light style bay with fanlights over, three wall light points, three radiators, laminated wood strip flooring, double doors with fixed sidelights and leaded light style fanlights over leading to:

### EXTENDED KITCHEN/DINER 19'4 x 18'8 to extremes (5.89m x 5.69m to extremes)

Wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, part tiled splashback, wall mounted boiler, recess for fridge/freezer gas cooker point with extractor fan over, plumbing for washing machine, double glazed double doors with fixed sidelights leading to rear garden.

### FIRST FLOOR LANDING

Access to loft, doors to:

### BEDROOM ONE 14'9 x 11'10 (4.50m x 3.61m)

Fitted wardrobes to one wall, six light leaded light style double glazed bay with fanlights over, double radiator.

### BEDROOM TWO 15'1 x 11'2 (4.60m x 3.40m)

Five light double glazed window with fanlights over, picture rail, radiator.

### BEDROOM THREE 10'2 x 7'3 (3.10m x 2.21m)

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

### BATHROOM

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, tiled walls, tiled floor, radiator, obscure double glazed window with fanlight over.

### SEPARATE WC

Low level wc, obscure double glazed window with fanlight over. part tiled walls.

### REAR GARDEN

Approx 50' rear garden with outside tap, outside light, paved patio area, lawn area, shed at rear.

### FRONT GARDEN

Providing OFF STREET PARKING for two vehicles.

### COUNCIL TAX

London Borough of Redbride - Band E

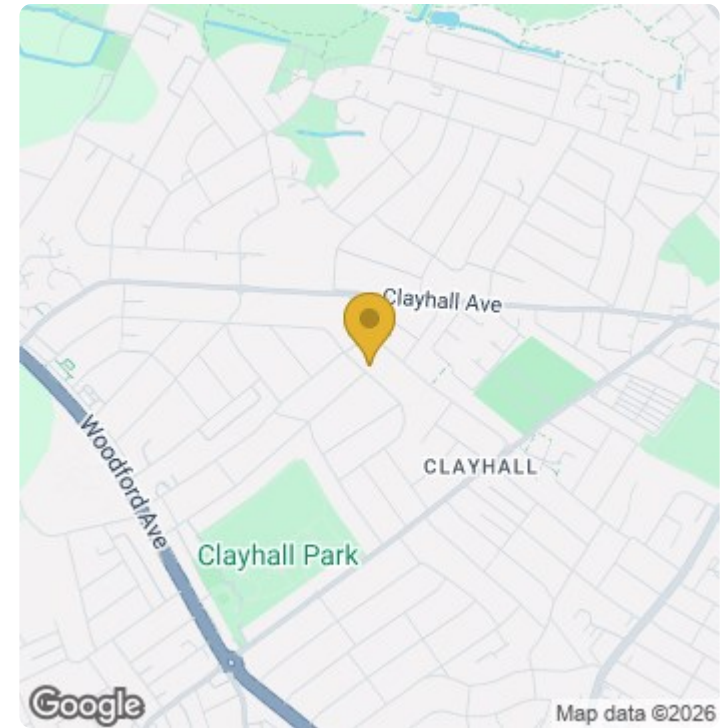
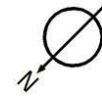
### AGENTS NOTE

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.



# Stradbroke Grove IG5

Approx. Gross Internal Area 1273 Sq Ft - 118.26 Sq M  
 Approx. Gross Storage Area 78 Sq Ft - 7.25 Sq M



## 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>70</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 |                         |           |
| <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: 11/5/2026





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