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20 Naseby Road
Clayhall, Essex IG5 0NN
Price guide £575,000

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Price Guide £575,000 - £625,000 - Situated within a popular and well-established residential location, this attractive extended three-bedroom semi-detached family home offers spacious and versatile accommodation throughout. The property features a bright and welcoming through lounge, complemented by an extended dining room that creates an excellent space for both everyday family living and entertaining. An abundance of natural light flows throughout the home, enhancing the sense of space and warmth. Externally, the property benefits from off-street parking to the front and an impressive approximately 80ft rear garden, providing superb outdoor space for families and keen gardeners alike. Ideally positioned for excellent local schooling, the property is within close proximity of both Glade Primary School and Caterham High School, whilst also benefiting from convenient access to the 169 bus route, connecting residents to nearby transport links, shopping facilities and local amenities. This is an outstanding opportunity to acquire a well-presented family home in a highly desirable IG5 location.

ENTRANCE PORCH

UPVC double glazed door and fixed sidelights, stone floor, wall light point, wooden door with obscure glazed insert leading to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, obscure double glazed window to flank, doors to:

THROUGH LOUNGE 27'3 x 11'6 to extremes (8.31m x 3.51m to extremes)
 Five light double glazed bay with fanlights over, two double radiators, coved cornice, open to:

DINING ROOM EXTENSION 17'5 x 9'2 (5.31m x 2.79m)

Wall mounted Valiant boiler, plumbing for tumble dryer, radiator, three wall light points, coved cornice, two light double glazed window, double glazed double doors with fixed sidelights leading to rear garden, wooden door with obscure glazed insert to flank.

KITCHEN 11'10 x 6'11 (3.61m x 2.11m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, plumbing for washing machine, integrated

dishwasher, tiled splashbacks, four burner electric hob with extractor fan over, eye level oven with integrated microwave above.

FIRST FLOOR LANDING

Obscure double glazed window to flank, access to loft, doors to:

BEDROOM ONE 15'1 into bay x 10'10 (4.60m into bay x 3.30m)

Five light double glazed bay with fanlights over, fitted wardrobes to one wall, radiator.

BEDROOM TWO 12'6 x 10'10 (3.81m x 3.30m)

Four light double glazed window with fanlights over, radiator.

BEDROOM THREE 7'7 x 6'7 (2.31m x 2.01m)

Two light double glazed window with fanlight over, radiator.

BATHROOM 6'7 x 5'7 (2.01m x 1.70m)

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

SEPARATE WC

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

REAR GARDEN

Approx 80ft - Paved patio area, remainder laid to lawn, mature tree and shrub borders, further mature trees to rear, outside light, outside tap.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles, pedestrian side access.

COUNCIL TAX

London Borough of Redbridge - Band D

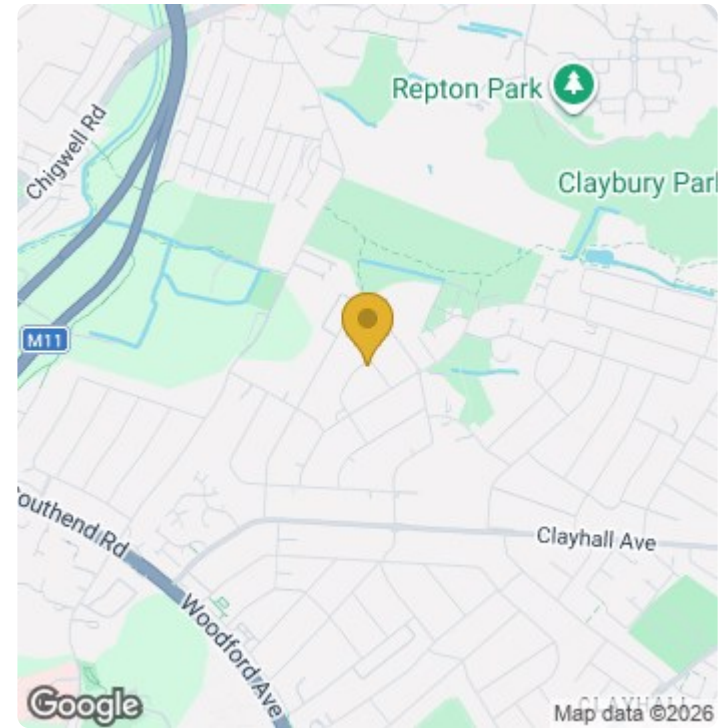
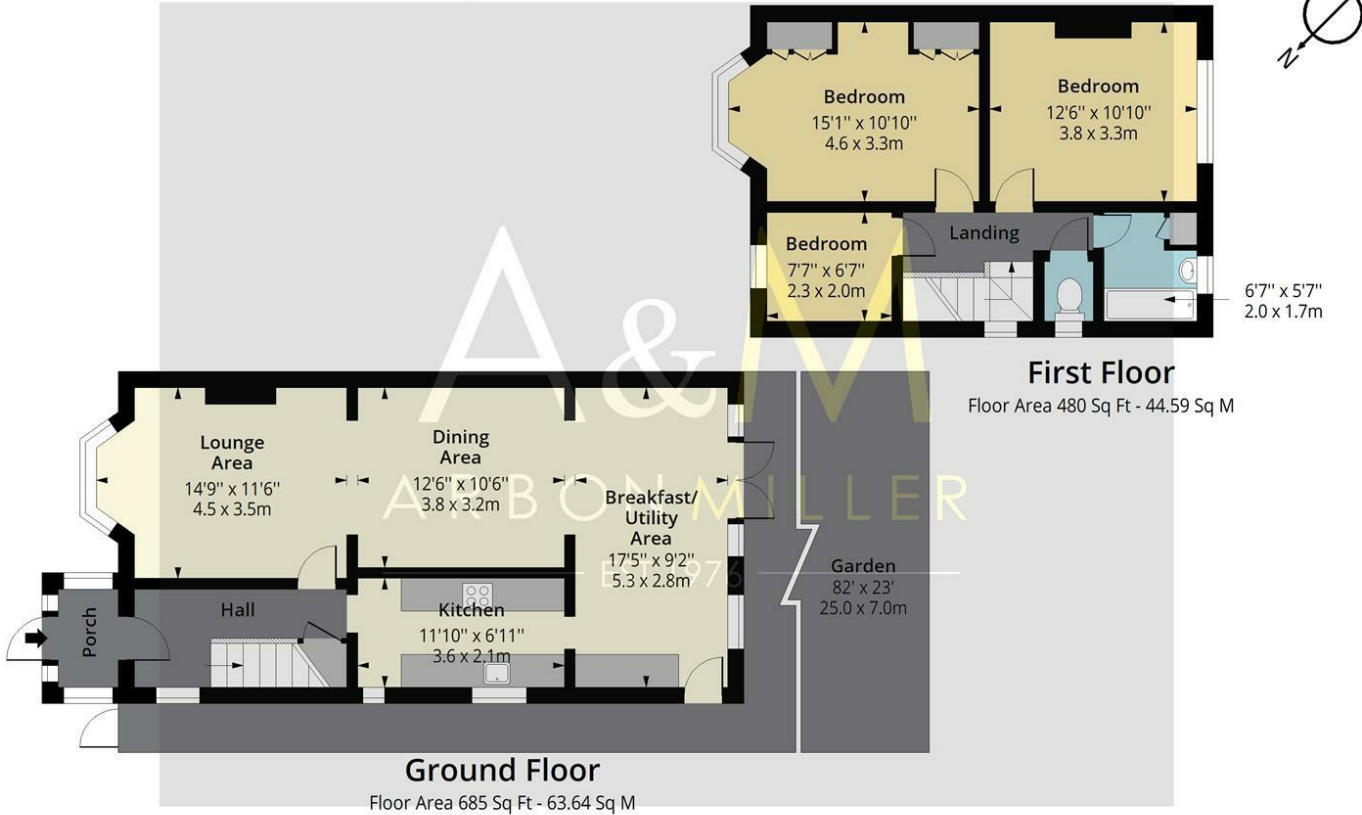
AGENTS NOTE

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 1165 Sq Ft - 108.23 Sq M



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: 11/6/2026

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

