

**A&M**  
ARBON MILLER  
EST 1976



**A&M**  
ARBON MILLER  
EST 1976

81 Herent Drive  
Clayhall, Essex IG5 0HF  
Price guide £675,000

## 81 Herent Drive, Clayhall, Essex IG5 0HF

\*\*\* Guide Price £675,000 - £700,000 \*\*\* CHAIN FREE \*\*\* Nestled in the desirable area of Clayhall, this extended semi-detached house on Herent Drive presents an exceptional opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is perfect for those who value both comfort and functionality. Upon entering, you will find an inviting through lounge that offers ample space for relaxation and entertaining. The layout is designed to accommodate modern family life, with the potential for further development to suit your personal needs. The two bathrooms ensure convenience for busy mornings and family gatherings. The property benefits from off-street parking, accommodating up to four vehicles, along with a shared driveway leading to a garage, providing additional storage or parking options. Situated within the catchment area for Park Hill Primary and Beal High School, this home is ideal for families with children, ensuring access to quality education. With lovely features throughout, this house combines charm with practicality, making it a wonderful place to call home. Whether you are looking to settle down or invest, this property offers a unique blend of space, location, and potential. Do not miss the chance to view this remarkable home in Clayhall.

### ENTRANCE PORCH 6'8 x 3'2 (2.03m x 0.97m)

UPVC double glazed door with fixed sidelight and fanlights over, double glazed window to flank, original coloured leaded light window to flank, wooden door with obscure glazed insert, sidelight and fanlights over.

### ENTRANCE HALL 15'3 x 6'8 (4.65m x 2.03m)

Stairs to first floor, understairs storage cupboard, radiator, doors to:

### CLOAKROOM 3'6 x 2'4 (1.07m x 0.71m)

Low level wc, corner wash hand basin, tiled walls, tiled floor, obscure double glazed window.

### THROUGH LOUNGE 29'3 into bay x 11'8 max (8.92m into bay x 3.56m max)

Five light double glazed bay original coloured leaded light panes and leaded light style fanlights over, radiator, two double radiators, dado rail, coved cornice, multi paned wooden double doors with obscure sidelights and fanlights leading to rear extension.

### EXTENDED L-SHAPED KITCHEN/DINER 20'3 x 18'1 to extremes (6.17m x 5.51m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, eye level oven, four burner electric hob with extractor fan over, sink top unit with mixer tap, tiled splashback, tiled floor, plumbing for washing machine and dishwasher, recess for fridge/freezer, obscure double glazed window to flank. Dining Area: Two double radiators, two light double

glazed window with fanlight over, leaded light style double glazed door with fixed sidelights to rear garden.

### FIRST FLOOR LANDING

Two light obscure double glazed window, access to loft, storage cupboard.

### BEDROOM ONE 15' x 11'4 (4.57m x 3.45m)

Five light double glazed window with fanlights over, double radiator, fitted wardrobes, door to:

### ENSUITE SHOWER ROOM 9'4 x 3'10 (2.84m x 1.17m)

Shower unit with mixer tap and rainforest shower head, pedestal wash hand basin, low level wc, tiled walls, extractor fan.

### BEDROOM TWO 11' into bay x 11'4 (3.35m into bay x 3.45m)

Five light double glazed bay with fanlights over, double radiator, wood strip flooring.

### BEDROOM THREE 11'9 x 7' (3.58m x 2.13m)

Three light double glazed oriel bay with leaded light style fanlights over, radiator, fitted wardrobes with matching desk area.

### BEDROOM FOUR 9'8 x 7'2 (2.95m x 2.18m)

Fitted wardrobes with high level storage to one wall, double radiator, double glazed window with fanlights over.

### BATHROOM 6'10 x 4'9 (2.08m x 1.45m)

Tiled enclosed bath with mixer tap, shower attachment and glazed side screen, vanity unit

with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over.

### REAR GARDEN

Large patio area with steps leading to lawn, mature tree and shrub borders, outside light, outside tap, pedestrian side access, brick built storage shed.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles.

### DETACHED GARAGE 17' x 8'7 (5.18m x 2.62m)

Up and over door, power and lighting. Shared Driveway.

### COUNCIL TAX

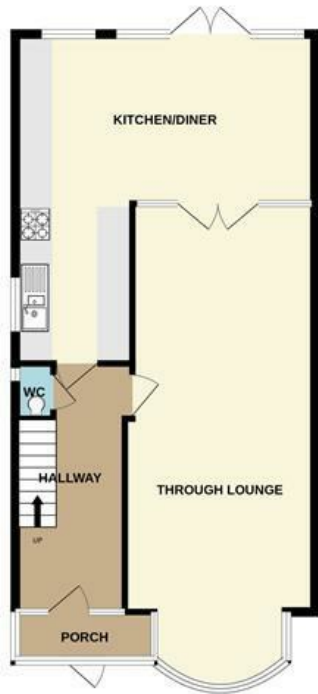
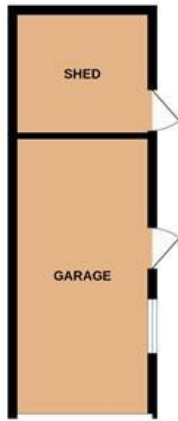
London Borough of Redbridge - Band F

### AGENTS NOTE

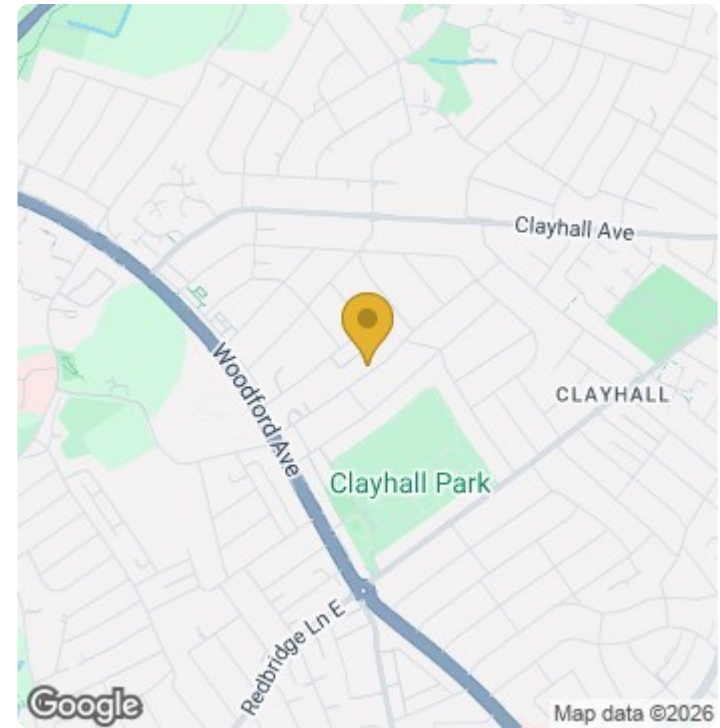
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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.  
Made with MetroPix ©2025

### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>84</b> |
| (69-80) <b>C</b>                                   | <b>68</b>                  |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



A&M  
ARBONMILLER  
EST 1976



A&M  
ARBONMILLER  
EST 1976



A&M  
ARBONMILLER  
EST 1976



A&M  
ARBONMILLER  
EST 1976