



BB

36 Stradbroke Grove, Clayhall

Clayhall

£1,200,000



## 36 Stradbroke Grove

Clayhall

Council Tax band: F

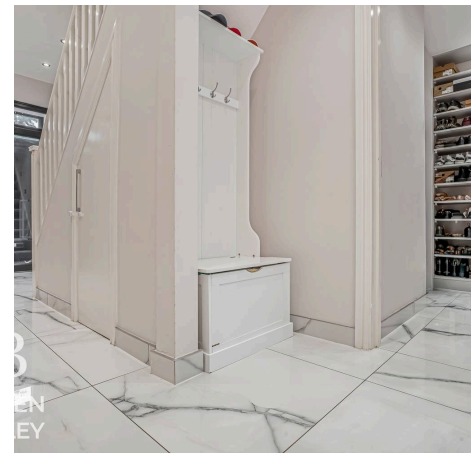
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 7 Bedroom House
- High Specification Throughout
- Premier Road in Clayhall
- Highly Sought After Schools Nearby
- Ideal for Large Families
- 3 Bathrooms Servicing Each Level
- Landscaped Rear Garden
- Off Road Parking for Multiple Cars

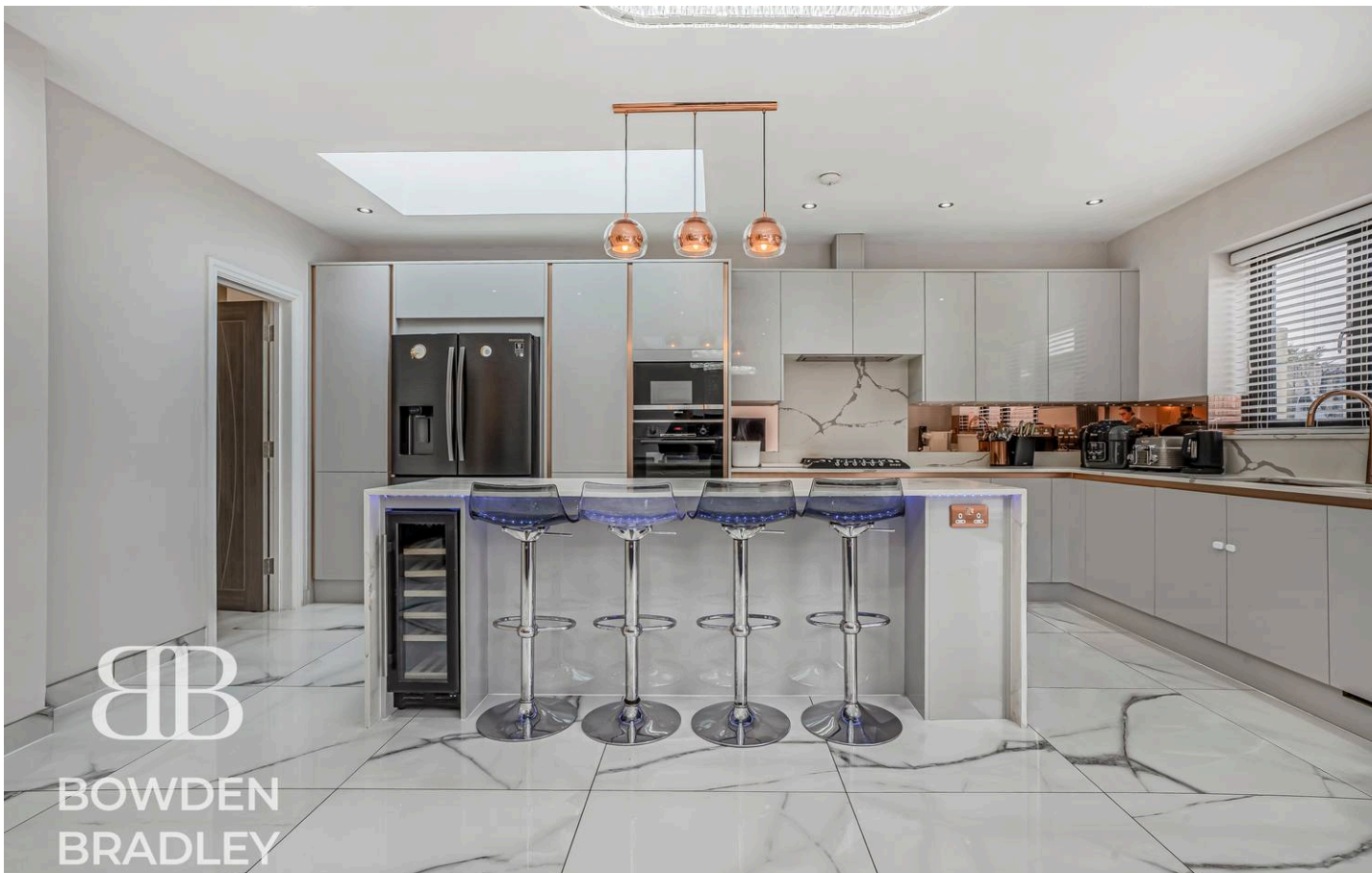
**B**  
**BOWDEN**  
**BRADLEY**



**B**  
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**B**  
BOWDEN  
BRADLEY

**Reception Room**

15' 3" x 11' 9" (4.65m x 3.58m)

**Living Room**

13' 8" x 12' 2" (4.17m x 3.71m)

**Kitchen/Diner**

19' 4" x 26' 0" (5.89m x 7.92m)

**Family Room**

17' 2" x 7' 7" (5.23m x 2.31m)

**Utility Room**

7' 5" x 4' 6" (2.26m x 1.37m)

**Cloakroom**

3' 5" x 7' 6" (1.04m x 2.29m)

**Shower Room**

7' 5" x 4' 1" (2.26m x 1.24m)

**Bedroom**

15' 10" x 11' 6" (4.82m x 3.51m)

**Bedroom**

15' 1" x 11' 6" (4.60m x 3.51m)

**Bedroom**

16' 4" x 7' 8" (4.98m x 2.34m)

**Bedroom**

9' 7" x 6' 8" (2.92m x 2.03m)

**Bedroom**

12' 5" x 6' 9" (3.78m x 2.06m)

**Bathroom**

9' 3" x 6' 8" (2.82m x 2.03m)

**Bedroom**

9' 4" x 18' 6" (2.84m x 5.65m)

**Bedroom**

12' 6" x 11' 8" (3.81m x 3.56m)

**Bathroom**



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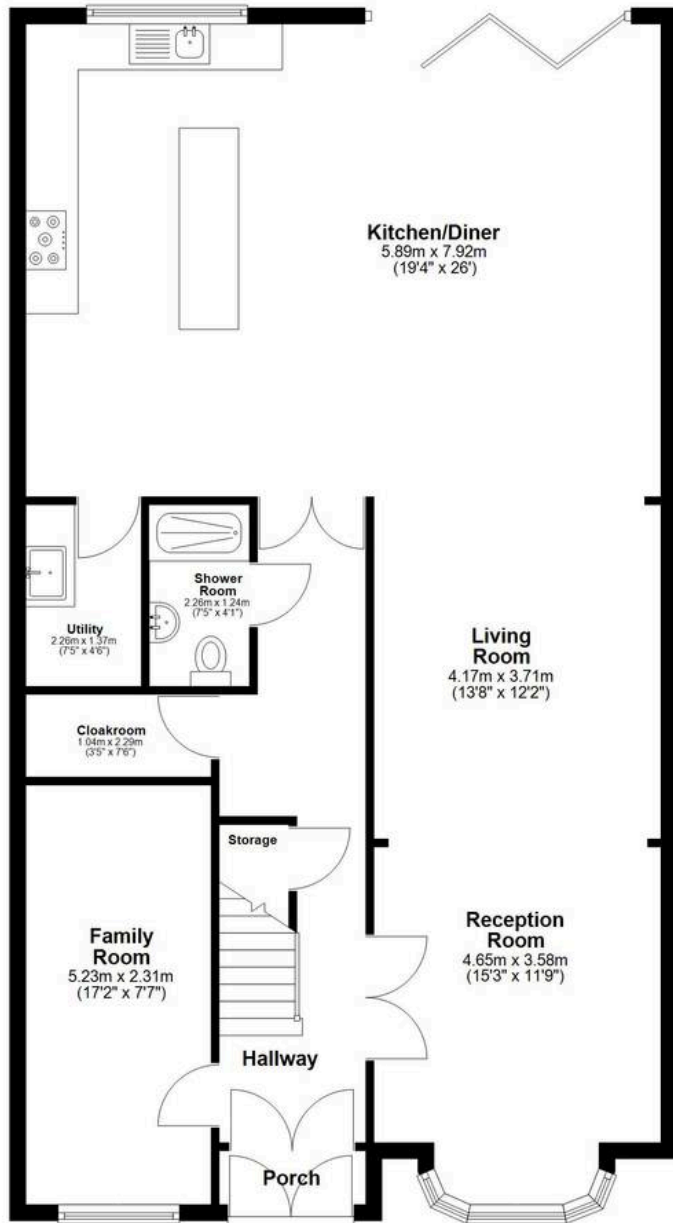
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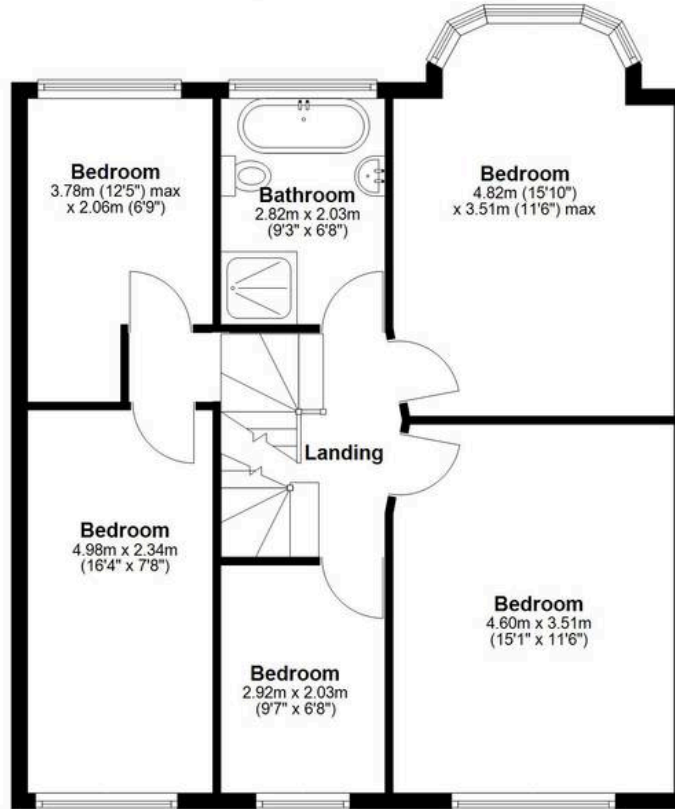
### Ground Floor

Approx. 119.3 sq. metres (1284.3 sq. feet)



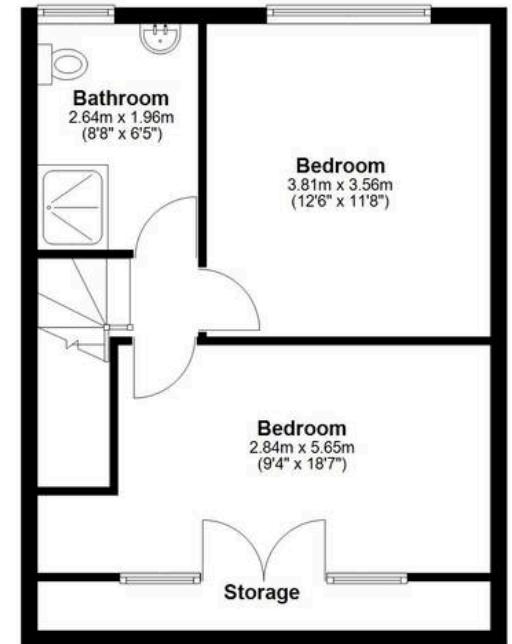
### First Floor

Approx. 71.5 sq. metres (769.1 sq. feet)



### Second Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 232.7 sq. metres (2505.2 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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