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91 Berkeley Avenue  
Clayhall, Essex IG5 0UL  
£550,000

## 91 Berkeley Avenue, Clayhall, Essex IG5 0UL

Arbon & Miller are thrilled to present this three-bedroom semi-detached bungalow. Nestled in a prime residential location on the edges of the Clayhall/Barkingside border, the property lies within 1 mile of Barkingside High Street, which offers a diverse array of restaurants, cafes, and local amenities. It is also conveniently located within 1 mile of Fairlop Central Line station, providing direct access to Central London via Stratford and Liverpool Street Stations in 20 and 30 minutes, respectively.

The property includes, An extended kitchen diner, large reception room, three bedrooms and bathroom. There is further potential for development for a loft extension and side extension via a private driveway, which currently leads to a detached garage (subject to the usual planning consent).

The ample internal accommodation is enhanced by a large rear garden featuring a patio area and an established lawn and flower beds. Car parking is available via a private driveway with a vehicular security gate providing access to the detached garage.

### ENTRANCE HALL

UPVC door with obscure double glazed inserts and obscure double glazed fixed sidelight, wood strip flooring, access to loft, coved cornice, double radiator, two wall light points, doors to:

### BEDROOM ONE 11'10 x 9'6 (3.61m x 2.90m)

Five light double glazed bay with fanlights over, two double radiators, coved cornice.

### BEDROOM TWO 13'1 x 10'2 (3.99m x 3.10m)

Double glazed window with fanlights over, double radiator, coved cornice.

### BEDROOM THREE 9'6 x 6'11 (2.90m x 2.11m)

Double glazed window with fanlight over, coved cornice, double radiator.

### BATHROOM 6'3 x 5'11 (1.91m x 1.80m)

Panel enclosed bath with mixer tap, further mixer tap with shower attachment and rainforest shower head, pedestal wash hand basin with mixer tap, low level wc, heated towel rail, storage cupboard, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over.

### EXTENDED LOUNGE 22'8 x 13'5 (6.91m x 4.09m)

Feature fireplace surround with tiled hearth, two wall light points, double radiator, dado rail, coved cornice, open to:

### EXTENDED KITCHEN/DINER 18'4 x 9'10 (5.59m x 3.00m)

Dining Area: Dado rail, double radiator, coved cornice, double glazed sliding door and fixed sidelight leading to rear garden. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, two double radiators, gas hob with extractor fan over, eye level double oven, two light double glazed window with fanlight over, plumbing for washing machine and dishwasher, one and half bowl sink top unit with mixer tap, tiled splashback, Valiant wall mounted boiler, spotlights to ceiling, space for tumble dryer, UPVC obscure double glazed door leading to side access.

### REAR GARDEN

approx 80ft, Patio area, outside light, outside tap, paved pathway to rear, remainder laid to lawn, mature tree and shrub borders, large hardstanding with timber shed.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles. Double gates at side leading to garage.

### DETACHED GARAGE 15'5 x 9'2 (4.70m x 2.79m)

Double doors, power and lighting, two windows.

### COUNCIL TAX

London Borough of Redbridge - Band E

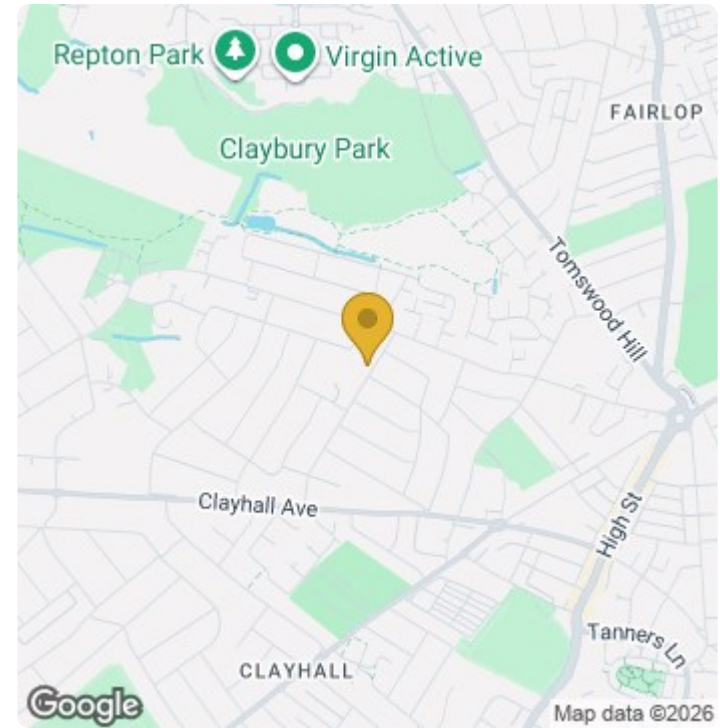
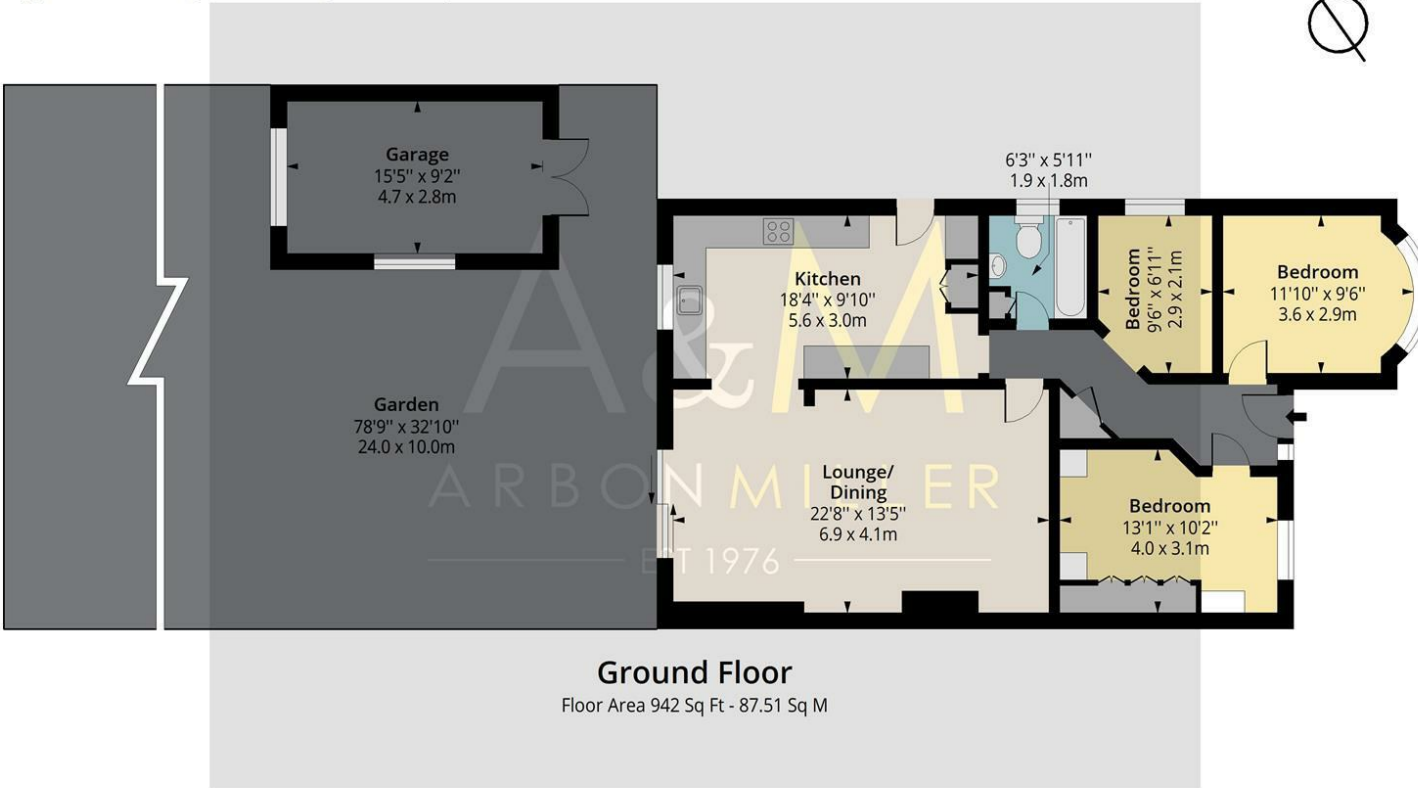
### AGENTS NOTE

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.



# Berkeley Avenue IG6

Approx. Gross Internal Area 942 Sq Ft - 87.51 Sq M  
 Approx. Gross Garage Area 142 Sq Ft - 13.19 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: 1/5/2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	



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