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31 Abbotswood Gardens
Clayhall, Essex IG5 0BG
Price guide £1,000,000

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Price Guide £1,000,000 - £1,050,000 - An exceptional six bedroom residence occupying an enviable position on Abbotswood Gardens, backing directly onto Clayhall Park and offered in immaculate, move-in ready condition throughout. Three well-appointed reception rooms provide genuine flexibility for both formal entertaining and relaxed family living, complemented by six bedrooms and four bathrooms, delivering the scale and privacy that larger households increasingly demand. Off street parking sits to the front, while a substantial brick outbuilding to the rear offers excellent scope as a home office, gym or studio, subject to the usual consents, and the park frontage affords an unusually green and secluded outlook rarely found at this level of the market. Clayhall is one of Redbridge's most established residential enclaves, and the property sits within easy reach of a strong selection of schooling, including Parkhill Infant & Junior school, Beal High School and Gilbert Colvin Primary School, with Ilford County High School and Redbridge Primary School also nearby. Gants Hill Central Line station is a short walk away, placing the City within approximately half an hour, while the A12 and North Circular provide swift onward road connections, and day to day amenities are well catered for at Gants Hill and Barkingside High Street, with Fairlop Waters Country Park and Claybury Park offering further open space close at hand. A rare opportunity to acquire a home of this calibre in a location of enduring appeal, and early viewing is strongly recommended.

ENTRANCE PORCH

Leaded light style double glazed entrance door with leaded light style fixed fanlights and sidelights, tiled floor, composite obscure leaded light style double glazed door with obscure double glazed fixed sidelight leading to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, double radiator, wood strip flooring, coved cornice, spotlights to ceiling, multi paned double doors leading to rear reception, doors to:

FRONT RECEPTION 17'1 x 13'1 (5.21m x 3.99m)

Seven light leaded light style double glazed bay with leaded light style fanlights over, double radiator, stone fireplace surround with gas fire, wood strip flooring, coved cornice.

REAR RECEPTION 12'2 x 11'10 (3.71m x 3.61m)

Vertical wall mounted radiator, wood strip flooring, two wall light points, coved cornice, open to:

L-SHAPED KITCHEN/DINER EXTENSION 28'10 x 23'4 (8.79m x 7.11m)

Range of wall and base units, Quartz working surfaces, cupboards and drawers, inset one and half bowl sink top unit with mixer tap, filtered hot and cold water tap, island with inset five burner gas hob and breakfast bar and extractor hood over, integrated dishwasher, eye level double oven, integrated microwave, integrated coffee machine, recess for American fridge/freezer, plumbing for washing machine and tumble dryer, wood strip flooring with underfloor heating, spotlights to ceiling, vertical wall mounted radiator, bi folding double glazed doors leading to rear garden, double glazed door, three light double glazed window with fanlight over, three skylight double glazed windows, spotlights to ceiling, cupboard housing Valiant combi boiler and controls for under floor heating, further cupboard with megaflo system, obscure leaded light style double glazed window to flank.

CLOAKROOM 6'3 x 3'7 (1.91m x 1.09m)

Close coupled wc, wash hand basin with mixer tap, tiled walls, tiled floor with underfloor heating, extractor fan, spotlights to ceiling, obscure double glazed window to flank.

HOME OFFICE/STUDY 21'4 x 13'1 (6.50m x 3.99m)

Three light leaded light style double glazed window with leaded light style fanlights over, double radiator, wood strip flooring with underfloor heating, UPVC door to side entrance.

FIRST FLOOR LANDING

Coved cornice, spotlights to ceiling, stairs to second floor, doors to:

BEDROOM ONE 16'9 x 12'6 (5.11m x 3.81m)

Seven light leaded light style double glazed bay with leaded light style fanlights over, double radiator.

ENSUITE SHOWER ROOM 4'11 x 4'11 (1.50m x 1.50m)

Corner shower cubicle with mixer tap, hand held shower attachment and Rainforest shower head over, low level wc, wash hand basin with mixer tap, part tiled walls, spotlights to ceiling, extractor fan, tiled floor, heated towel rail.

BEDROOM TWO 12'2 x 11'10 (3.71m x 3.61m)

Three light leaded light style double glazed window with leaded light style fanlights over, coved cornice, double radiator.

BEDROOM THREE 9'10 x 7'10 (3.00m x 2.39m)

Three light double glazed window, double radiator, coved cornice.

FAMILY BATHROOM 8'2 x 6'11 (2.49m x 2.11m)

Bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, three light obscure double glazed window.

BEDROOM FOUR 12'6 x 7'3 (3.81m x 2.21m)

Three light leaded light style double glazed window with fanlight over, double radiator.

BEDROOM FIVE 12'10 x 7'3 (3.91m x 2.21m)

Three light double glazed window with fanlight over, double radiator.

SHOWER ROOM 6'11 x 4'3 (2.11m x 1.30m)

Double walk-in shower cubicle with hand held shower

attachment, part tiled walls, wash hand basin with mixer tap, low level wc, heated towel rail, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over to flank.

SECOND FLOOR LANDING

Skylight window.

BEDROOM SIX 24'11 x 19'4 (7.59m x 5.89m)

Three light double glazed window, two double radiators, double Velux skylight window, spotlights to ceiling.

ENSUITE BATHROOM 9'6 x 7'7 (2.90m x 2.31m)

Jacuzzi style bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin with mixer tap, part tiled walls, tiled floor, low level wc, spotlights to ceiling, heated towel rail, extractor fan, double glazed skylight window.

REAR GARDEN 78' (23.77m)

Approx 78ft - Paved patio area, remainder laid to lawn with paved pathway to one side leading to outbuilding, pedestrian side access, outside light, outside tap.

BRICK BUILT OUTBUILDING 19' x 9'1 (5.79m x 2.77m)

Leaded light style UPVC double glazed door, three leaded light style double glazed windows with fanlights over, power and lighting, provisions for water and drainage,

FRONT GARDEN

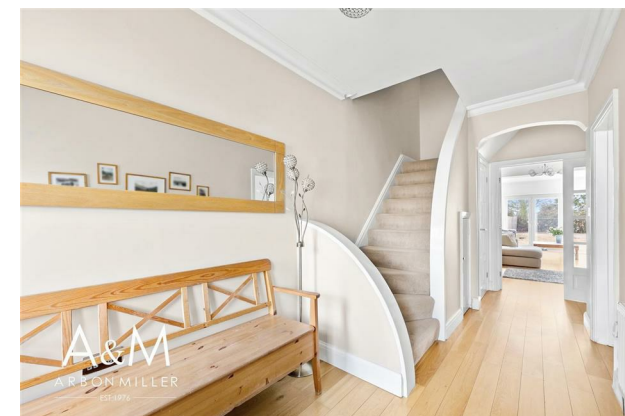
Paved front garden providing OFF STREET PARKING for multiple vehicles.

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.



Abbotswood Gardens IG5

Approx. Gross Internal Area 2599 Sq Ft - 241.45 Sq M
Approx. Gross Garden Room Area 187 Sq Ft - 17.37 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: 27/8/2026



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



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