27 Naseby Road
Clayhall, Essex IG5 0NW
Price guide £675,000

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Guide Price: £675,000 – £700,000. Situated on the ever-popular Naseby Road in the heart of Clayhall, this beautifully presented and substantially extended four-bedroom semi-detached family home offers well-appointed accommodation ideal for modern family living. Offering further development potential via the loft space (stpp), this already spacious home boasts an impressive 28'2 through lounge, providing a bright and versatile space perfect for both everyday living and entertaining. To the rear, a stunning 21'5 x 14'7 L-shaped kitchen/morning room extension forms the true heart of the home, offering generous dining and seating areas with views over the garden. A ground floor W/C adds further practicality. The first floor comprises four well-proportioned fitted bedrooms, with the fourth bedroom created via a double-storey rear extension, making this an ideal home for growing families. The accommodation is complemented by a large and stylish 8'3 feature family bathroom/WC, complete with a separate shower cubicle. Externally, the property enjoys a delightful, mature rear garden, providing a peaceful and private outdoor retreat. There is also a detached garage and off-street parking to the front. The home is well appointed throughout and retains attractive character features including double bay windows and a gable frontage, enhancing its kerb appeal. Perfectly positioned for families, the property is within walking distance of highly regarded local schools. Claybury Park is close by, offering expansive green spaces, woodland walks, a children's play area, outdoor gym and scenic lake. Local shops are easily accessible, while the 169 bus route provides convenient links to Barkingside High Street. Barkingside Underground Station (Central Line) is approximately 1.2 miles away, offering direct access into Stratford and Central London. A fantastic opportunity to acquire a spacious and extended family home in a prime Clayhall location. Early viewing is highly recommended

ENTRANCE PORCH 5'7 x 1'9 (1.70m x 0.53m)
Leaded light style double glazed entrance doors, tiled floor, multi paned obscure glazed door with fixed sidelights to:

ENTRANCE HALL 11'9 x 5'7 max (3.58m x 1.70m max)
Enclosed radiator, wood strip style flooring, dado rail, coved cornice, understairs storage cupboard, multi glazed door to:

THROUGH LOUNGE 28'2 into bay x 11'5 max (8.59m into bay x 3.48m max)
Six light leaded light style double glazed bay with coloured leaded light style fanlights over, two double radiators, coved cornice, dado rail, four wall light points, feature ornate wooden fireplace surround with marble hearth and gas fire, multi glazed foldings doors to rear extension.

L-SHAPED KITCHEN EXTENSION INCOPORATING MORNING R 21'5 x 14'7 to extremes (6.53m x 4.45m to extremes)
Kitchen Area: Extensive range of base and wall units, working surfaces, cupboards and drawers, matching front to integrated washing machine, dishwasher, fridge and freezer, five ring gas hob with canopy extractor hood oven, built-in Hotpoint double oven, part tiled walls, feature breakfast bar with inset sink bowl and mixer tap, spotlights to ceiling, obscure double glazed window with fanlight over, built-in cupboard housing combi boiler, open planned to:
Morning Room Area: Radiator, spotlights to ceiling, door to cloakroom, double glazed door to rear garden, feature picture window with leaded light style opening casement and fanlights over.

CLOAKROOM 4'3 x 2'4 (1.30m x 0.71m)
Low level wc, wash hand basin with mixer tap and tiled splashback, obscure double glazed window with fanlight over.

FIRST FLOOR LANDING
Two light obscure leaded light coloured window with leaded light style fanlights over to flank, coved cornice, access to loft, doors to all rooms.

BEDROOM ONE 15'7 into bay x 10'7 into wardrobe recess (4.75m into bay x 3.23m into wardrobe recess)
Six light leaded light style double glazed bay with coloured leaded light style fanlights over, radiator, fitted wardrobe cupboards to one wall with overhead storage, coved cornice.

BEDROOM TWO 12'5 x 7'7 (3.78m x 2.31m)
Three light leaded light style double glazed window with fanlights over, fitted wardrobe cupboards with inset drawers and over head storage, ornate coved cornice, radiator.

BEDROOM THREE 8'2 x 6'2 (2.49m x 1.88m)
Two light leaded light style double glazed window with coloured leaded light style fanlights over, fitted wardrobe cupboard with shelves below, overhead storage and built-in work desk with drawers and cupboards, radiator.

BEDROOM FOUR 10'1 x 9'2 (3.07m x 2.79m)
Three light leaded light style double glazed window with fanlights over, fitted wardrobe cupboards to two walls with overhead storage, feature vanity unit with wash hand basin with mixer tap, drawers and cupboards below, radiator.

FEATURE BATHROOM 8'3 x 6'5 (2.51m x 1.96m)
Tiled enclosed bath with mixer tap and shower attachment, separate shower cubicle with electric shower unit, vanity unit with wash hand basin, mixer tap and cupboards below, tiled walls, obscure leaded light style double glazed window with fanlight over, upright heated towel rail, spotlights to ceiling, shaver point.

FEATURE REAR GARDEN
Paved patio area, established shrubs, trees and flowers, shed at rear, pedestrian gate leading to side entrance, remainder laid to lawn.

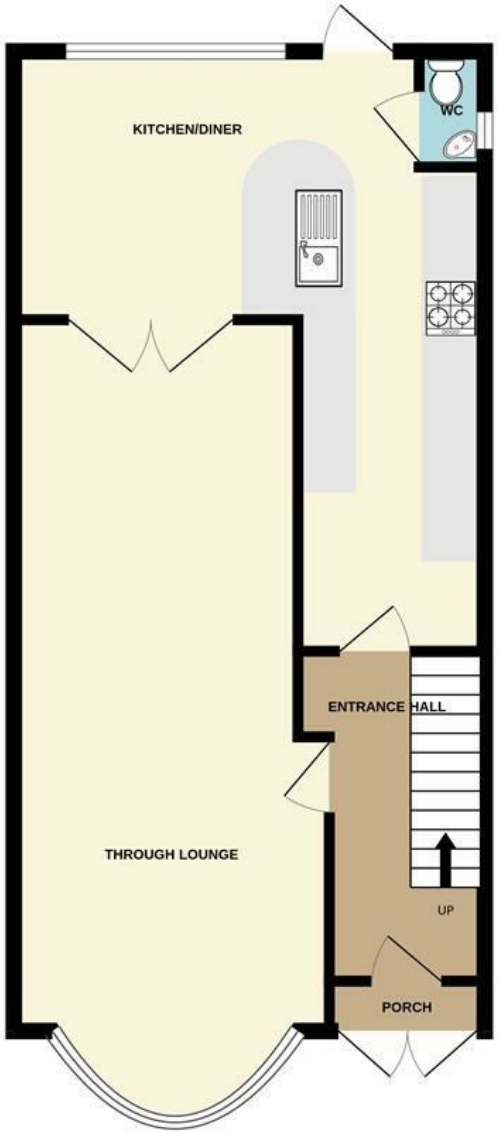
DETACHED GARAGE
Via shared driveway.

FRONT GARDEN
Providing CAR PARKING SPACE.

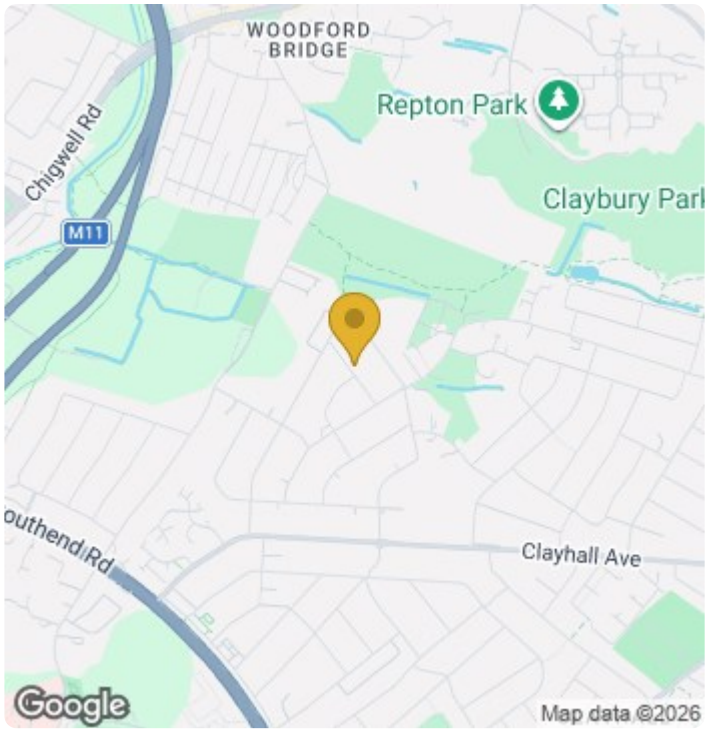
COUNCIL TAX
London Borough of Redbridge - Band E

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.

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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.
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