68 Beechwood Gardens
Clayhall, Essex IG5 0AG
Price guide £900,000

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PRICE GUIDE - £900,000 - £950,000. Arbon & Miller are delighted to present this impressive six bedroom, three reception room Smith-built family residence on Beechwood Gardens, one of the most sought-after roads on Clayhall's prestigious Woods Estate. Smith-built homes are known for their quality construction and generous proportions, and this one offers exceptional space for a growing or multi-generational family. Three separate reception rooms provide room for formal entertaining, relaxed family living and a home office, and the six bedrooms are served by two bathrooms. The local shops, cafés and restaurants of Clayhall, Barkingside and Gants Hill are close by, and Clayhall Park and Claybury Park offer plenty of green space. Families are well served by Glade Primary, Parkhill Infant and Junior Schools and Caterham High School, with the selective Ilford County High and Woodford County High schools within easy reach. Commuters can choose between the Central Line stations at Gants Hill, Redbridge and Barkingside, with the Elizabeth Line at Ilford close by, and drivers have excellent access to the A12, A406 and M11. Early viewing is highly recommended.

ENTRANCE PORCH
Multi paned obscure glazed double doors with obscure multi paned fixed sidelights, wood strip flooring, obscure glazed window to flank, further multi paned obscure glazed double doors to:

ENTRANCE HALL
Stairs to first floor with cupboard under, further storage cupboard, dado rail, Parquet flooring, door to cloakroom, double radiator, further doors to:

CLOAKROOM
Low level wc, tiled walls, wash hand basin with mixer tap, extractor fan.

THROUGH LOUNGE
Five light leaded light style double glazed bay, radiator, stone fireplace surround, five wall light points, dado rail, two double radiators, obscure glazed coloured leaded light window to flank, double glazed sliding door with fixed sidelight leading to:

KITCHEN
Range of wall and base units, working surfaces, cupboards and drawers, one and a half bowl sink top unit with mixer tap and water filter tap, tiled splashbacks, eye level double oven, integrated dishwasher, recess for American style fridge/freezer, five burner gas hob with extractor hood over, tiled walls, double radiator, spotlights to ceiling, cupboard housing plumbing for washing machine and space for tumble dryer, concealed lighting, three light double glazed window with fanlight over, double glazed multi paned wooden doors leading to rear extension, obscure double glazed door leading to side entrance.

REAR EXTENSION
Two double radiators, fitted storage units to one wall, coved cornice, two double glazed two light windows with fanlights over, two wall light points, coved cornice, double glazed sliding door with fixed sidelight leading to rear garden.

RECEPTION ROOM
Three light leaded light style double glazed window with fanlight over, fitted storage units, double radiator, wood strip flooring, coved cornice, spotlights to ceiling, UPVC obscure double glazed door leading to side entrance, cupboard housing Valiant boiler and water softener.

FIRST FLOOR LANDING
Stairs leading to second floor, storage cupboard, dado rail, doors to:

BEDROOM ONE
Five light leaded light style double glazed window with fanlights over, fitted wardrobes to one wall with matching side tables and matching fitted cupboards to bay, double radiator.

BEDROOM TWO
Two light leaded light style double glazed window with fanlight over, double radiator, fitted wardrobes to one wall with matching side tables.

BEDROOM THREE
Two light leaded light style double glazed window with fanlights over, fitted wardrobes to one wall, wood strip flooring.

BATHROOM
Tiled enclosed bath with mixer tap and hand held shower attachment, heated towel rail, low level wc, vanity unit with wash hand basin and mixer tap, corner shower enclosure with mixer tap and hand held shower attachment, tiled walls, tiled floor, extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over.

BEDROOM FOUR
Three light leaded light style double glazed window with fanlight over, double radiator, fitted wardrobes with matching bedside tables, vanity unit with wash hand basin and mixer tap.

BEDROOM FIVE

SECOND FLOOR LANDING
Double glazed skylight window, dado rail, doors to:

BEDROOM SIX/LOFT ROOM
Two double glazed skylight windows, three light double glazed window with fanlight, double radiator, fitted wardrobes with matching bedside tables, spotlights to ceiling, wood strip flooring, doors to eaves storage.

SHOWER ROOM
Double walk-in shower unit with hand held shower attachment and mixer tap, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN
Paved patio area, remainder laid to lawn with mature tree and shrub borders, outside light, outside tap, pedestrian side access, two sheds on hardstanding, greenhouse.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING. Three outside lights, pedestrian side access.

COUNCIL TAX
London Borough of Redbridge - Band G

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.

Beechwood Gardens IG5

Approx. Gross Internal Area 2339 Sq Ft - 217.29 Sq M
Approx. Gross Eaves Storage Area 132 Sq Ft - 12.26 Sq M

Ground Floor
Floor Area 1258 Sq Ft - 116.87 Sq M

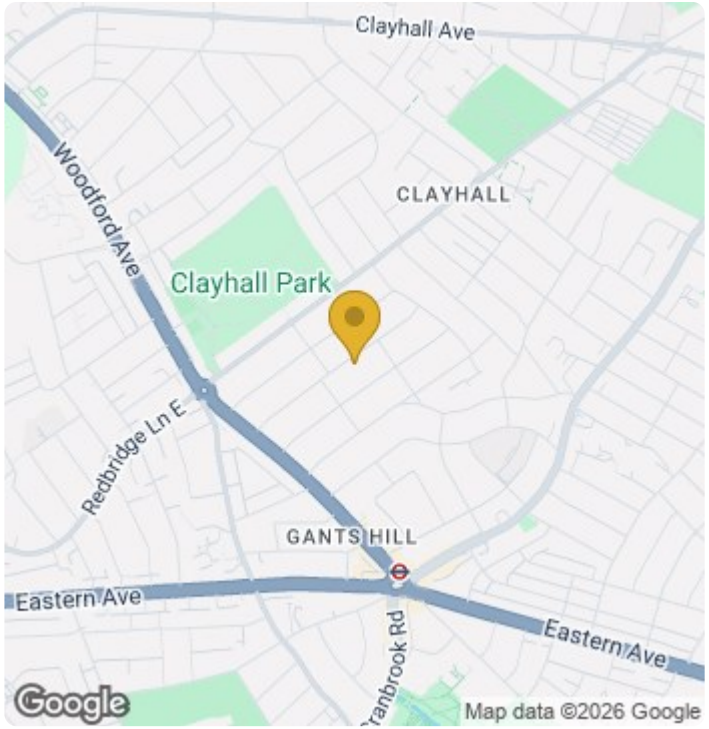
First Floor
Floor Area 762 Sq Ft - 70.79 Sq M

Second Floor
Floor Area 319 Sq Ft - 29.64 Sq M

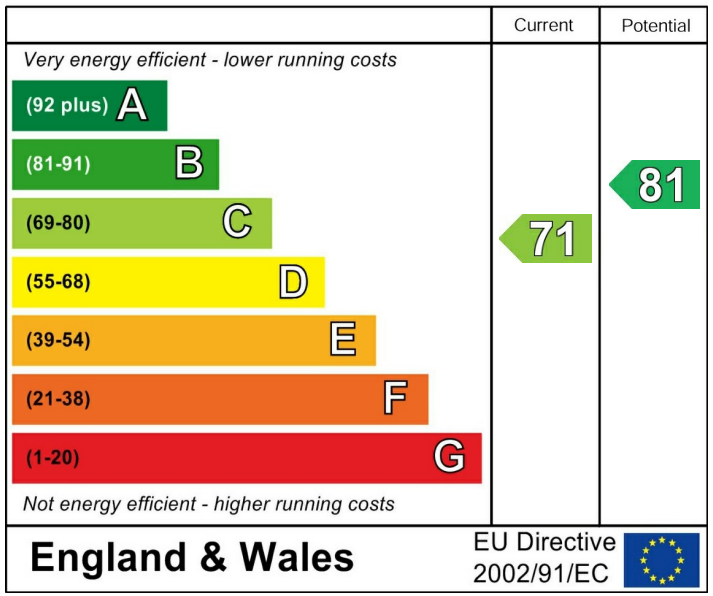
Certified Property Measurer

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: 2/10/2026



Energy Efficiency Rating



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