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44 Caterham Avenue  
Clayhall, Essex IG5 0PZ  
Price guide £800,000

## 44 Caterham Avenue, Clayhall, Essex IG5 0PZ

PRICE GUIDE £800,000 - £850,000 - An exceptional five/six-bedroom corner-sited family residence, extensively enlarged and meticulously modernised to an exacting specification throughout, offering an impressive blend of contemporary design and versatile living accommodation. The heart of the home is a stunning open-plan kitchen, dining and family space, thoughtfully extended to create an outstanding environment for modern family living and entertaining. Arranged over generous proportions, the property boasts five well-appointed double bedrooms, with flexibility for a sixth bedroom, alongside three stylish bathrooms serving the accommodation. Externally, the home benefits from gated rear parking and occupies a prominent corner position, enhancing both its kerb appeal and sense of space. Ideally situated for families, the property falls within easy reach of highly regarded local schools including Caterham High School, Ilford County High School, Gilbert Colvin Primary School and The Glade Primary School. Residents also enjoy convenient access to excellent transport links, local shopping facilities and a wide range of amenities, making this a rare opportunity to acquire a substantial turnkey family home in one of the area's most desirable residential locations.

### ENTRANCE LOBBY 7'3 x 6'3 (2.21m x 1.91m)

Composite entrance door with obscure double glazed inserts and fixed sidelights, double radiator, doors to:

### BEDROOM 19' x 8'2 (5.79m x 2.49m)

Three light double glazed window, wood strip flooring, spotlights to ceiling.

### SHOWER ROOM 6'7 x 3'7 (2.01m x 1.09m)

Double walk in glazed shower enclosure with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window.

### ENTRANCE HALL

Stairs to first floor, spotlights to ceiling, double radiator, open to extended kitchen/diner.

### RECEPTION ROOM 12'10 into bay x 12'2 (3.91m into bay x 3.71m)

Six light double glazed bay, double radiator, coved cornice, spotlights to ceiling, two wall light points, double doors with glazed inserts leading to:

### OPEN PLAN KITCHEN/DINER EXTENSION 30'2 x 26'3 to extremes (9.19m x 8.00m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, recess for five burner range oven with extractor fan above, butler sink with mixer tap, island with breakfast bar area and storage under, in-built wireless charging point, integrated dishwasher,

recess for American style fridge/freezer, larder cupboard, spotlights to ceiling, wood strip flooring, bespoke lighting, door storage cupboard housing boiler leading to ground floor bedroom/shower room. Dining Area: Wood strip flooring, lantern top skylight window, spotlights to ceiling, inbuilt speaker system, three wall mounted vertical double radiators, double glazed double doors with sidelights, double glazed window to rear.

### SHOWER ROOM 6'7 x 2'7 (2.01m x 0.79m)

Walk-in shower unit with mixer tap, shower attachment, rainforest shower head and bi folding door, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

### FIRST FLOOR LANDING

Access to loft, spotlights to ceiling, doors to:

### BEDROOM ONE 13'5 x 10'10 (4.09m x 3.30m)

Six light double glazed bay, fitted wardrobes to one wall, spotlights to ceiling, double radiator.

### BEDROOM TWO 12'2 x 10'10 (3.71m x 3.30m)

Fitted wardrobes to one wall, spotlights to ceiling, three light double glazed window.

### BEDROOM THREE 8'2 x 6'7 (2.49m x 2.01m)

Two light double glazed window, double radiator, spotlights to ceiling.

### BEDROOM FOUR 14'5 x 8'2 (4.39m x 2.49m)

Three light double glazed window, double radiator, spotlights to ceiling.

### BEDROOM FIVE 14'1 x 9'10 (4.29m x 3.00m)

Three light double glazed window, double radiator, spotlights to ceiling.

### BATHROOM 8'6 x 6'7 (2.59m x 2.01m)

Panel enclosed bath with mixer tap, shower attachment and glass shower screen, low level wc, vanity unit with wash hand basin and mixer tap, part tiled walls, spotlights to ceiling, extractor fan, obscure two light double glazed window, heated towel rail.

### REAR GARDEN

approx 55ft - Patio area, remainder laid to artificial grass, hardstanding to rear, double gates leading to side road, pedestrian side access, outside light, outside tap.

### FRONT GARDEN

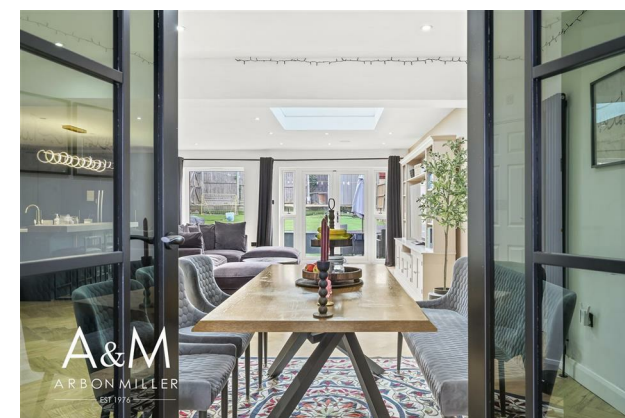
Paved front garden.

### COUNCIL TAX

London Borough of Redbridge - Band D

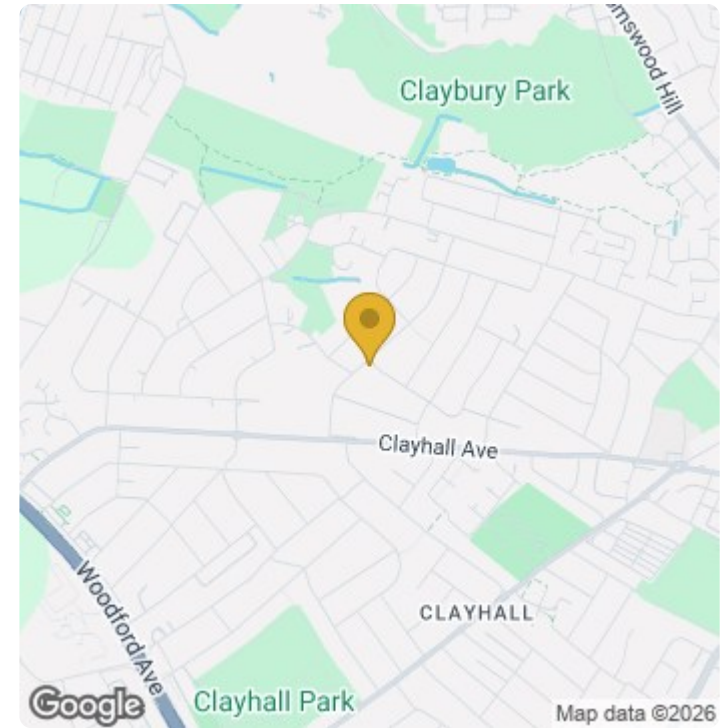
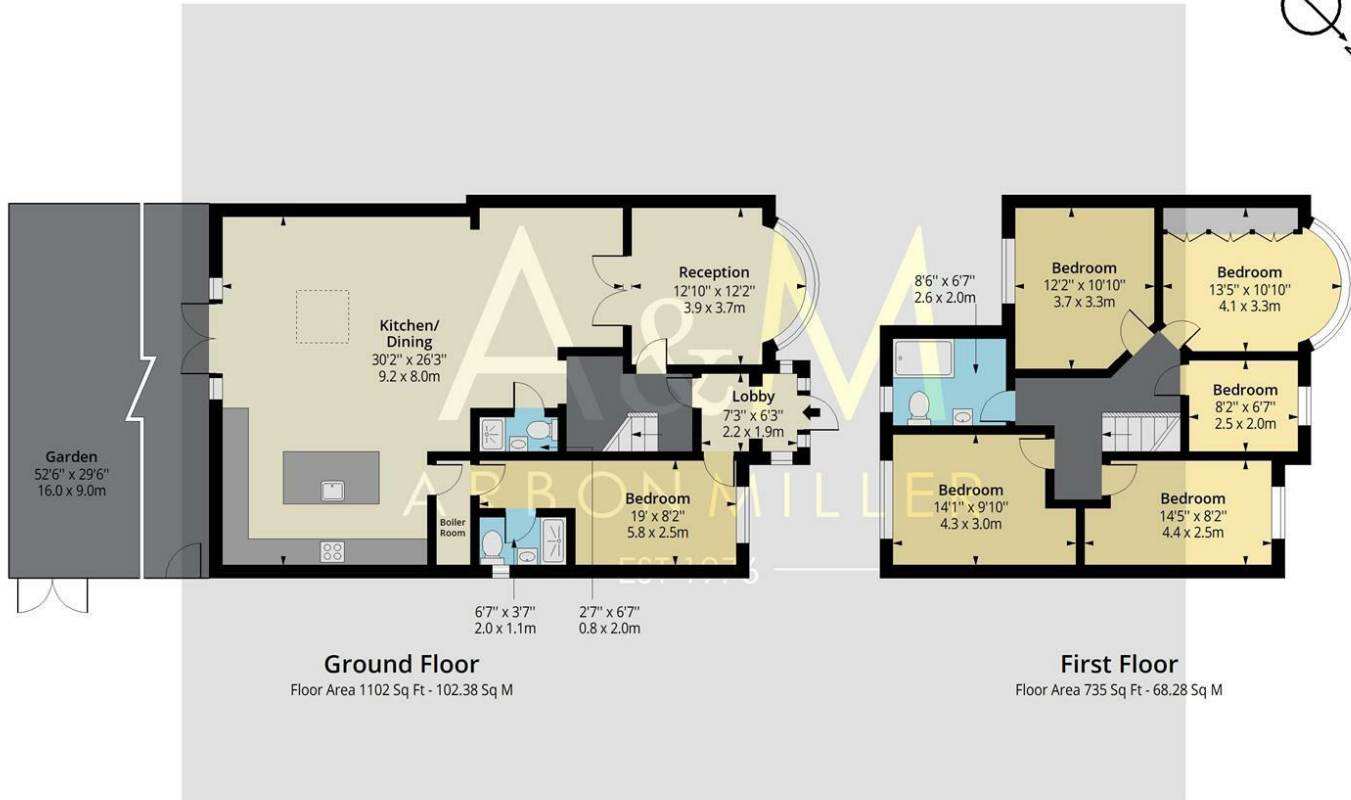
### AGENTS NOTE

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.



# Caterham Avenue IG5

Approx. Gross Internal Area 1837 Sq Ft - 170.66 Sq M



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



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: 8/6/2026



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