

**A&M**  
ARBON MILLER  
EST 1976



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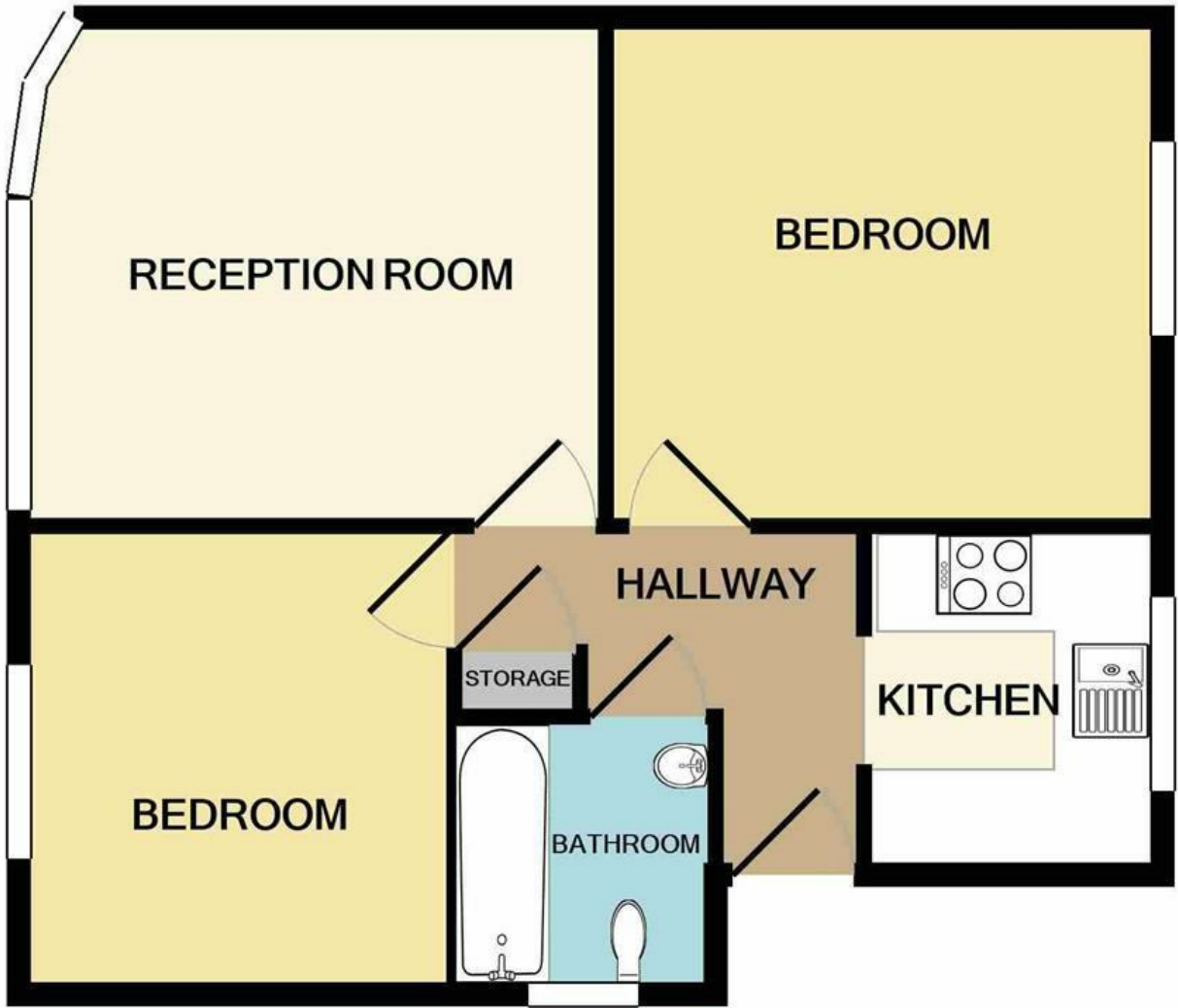
267a Fullwell Avenue  
Clayhall, Essex IG5 0RD  
£1,600 Per calendar month



## 267a Fullwell Avenue, Clayhall, Essex IG5 0RD

Arbon & Miller are delighted to offer this purpose built NEWLY REFURBISHED two bedroom first floor maisonette. Conveniently located to nearby local shops and the 169 bus service which offers a short journey to Bakingside High Street with it's many shops, restaurants, cafes and choice of both Fairlop and Barkingside Central Line Tube Stations, with the latter offering direct access to Stratford within 20 minutes and Liverpool Street within 30 minutes. The property consists of a spacious 13'10 Lounge, 7'1 Kitchen, 10'4 Master Bedroom, a well proportioned 9'6 Second Bedroom and a Feature Bathroom. There is a well established private 50ft south facing Rear Garden. The ever popular Claybury Park with it's ancient woodlands and picturesque lake is within a short walk of the property.

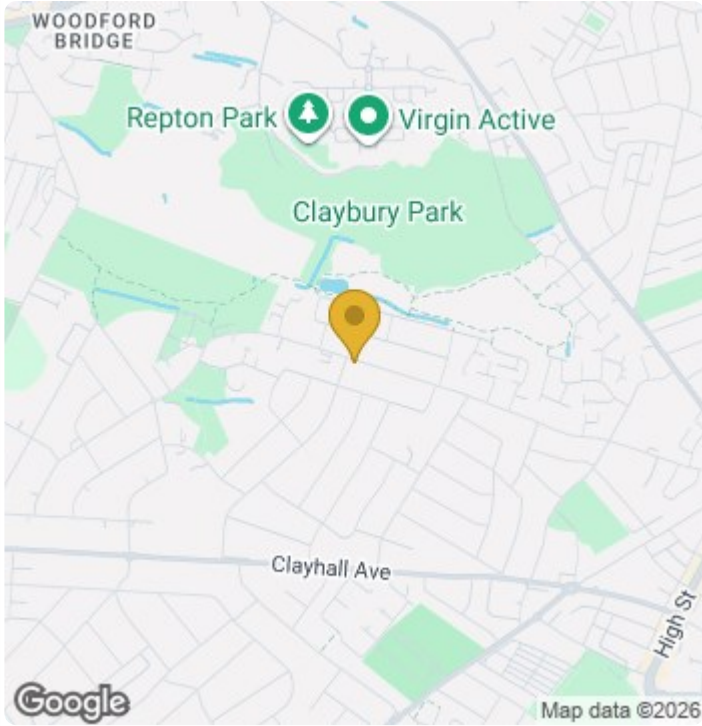




TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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