



**CHURCHIL**  
estates



CHURCHILL  
estates



CHURCHI  
estates



CHURCHI  
estates



CHURCHI  
estates

# Kirkland Avenue, Clayhall

Offers In Excess Of  
£600,000

Tenure : Freehold

Floor Area : 1672.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 4

Receptions : 2

Bathrooms : 2



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	



**CHURCHIL**  
estates



**CHURCHIL**  
estates



**CHURCHIL**  
estates



**CHURCHIL**  
estates

Churchill Estates are pleased to bring to the market this spacious and well maintained four bedroom semi detached family home, being sold with no onward chain.

The property offers generous living accommodation throughout and presents an excellent opportunity for growing families looking to secure a long term home in a highly desirable location.

Upon entering the property you are welcomed by a spacious entrance hallway leading into a bright and expansive through lounge providing an ideal space for both relaxing and entertaining. Large windows allow for an abundance of natural light throughout creating a bright and airy atmosphere. The lounge offers direct access to the fitted kitchen extension which comprises a range of base and wall units alongside generous worktop space. The kitchen further leads out to a well proportioned rear garden featuring a combination of patio and lawn areas, perfect for outdoor dining and entertaining. The ground floor also benefits from a second reception room offering versatile living accommodation. A downstairs shower room, alongside two highly useful utility rooms and garage.

Upstairs the property boasts three generous double bedrooms, a fourth generous single bedroom ideal as a nursery, office or study. A spacious landing and a well appointed three piece family bathroom suite.

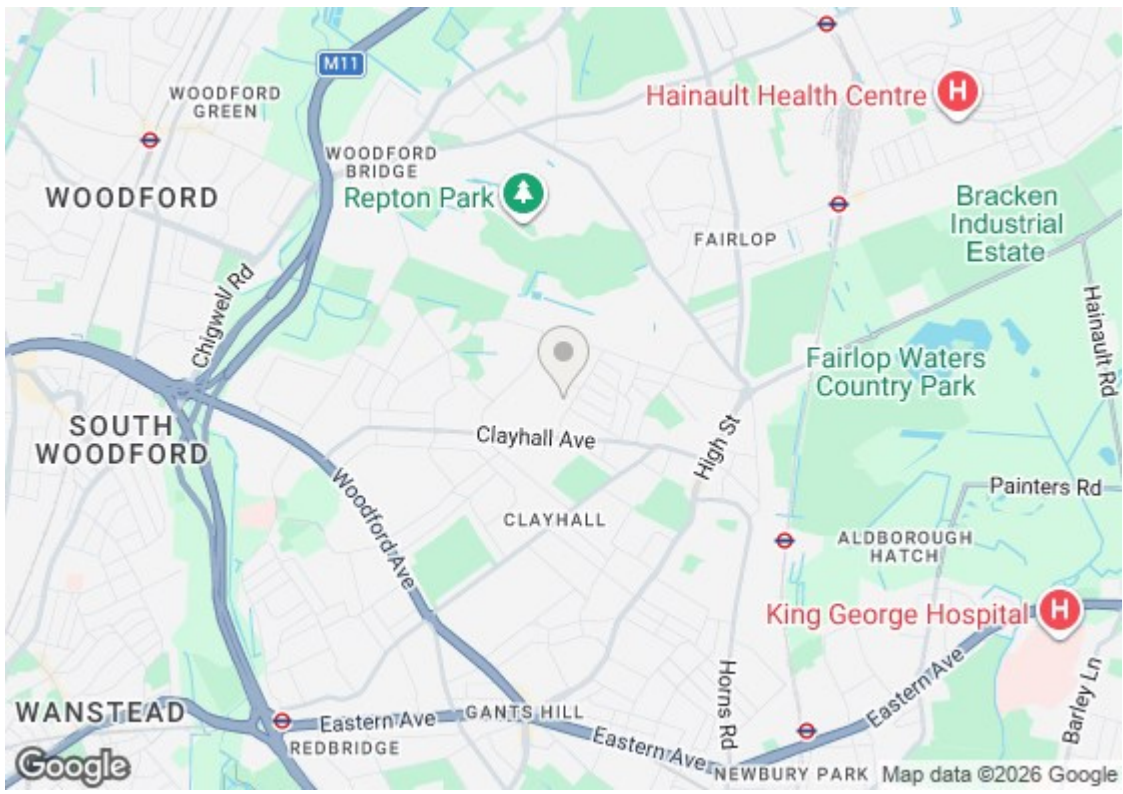
Further benefits include double glazing, gas central heating, off street parking for multiple vehicles and excellent potential to extend further to the side, rear or loft subject to the usual planning permissions (STPP).

Ideally situated for families the property is within close proximity to a number of highly regarded schools including Beal High School (1.4 miles), Caterham High School (0.4 miles) and Park Hill Junior School (0.6 miles).

Excellent transport links are also nearby with easy access to Barkingside Underground Station (1.2 miles) and Gants Hill Station (1.6 miles), providing convenient connections into Central London. A variety of local shops, supermarkets, cafes, restaurants and green spaces are all within easy reach making this an ideal long term family home.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







**CHURCHILL**  
estates



**CHURCHILL**  
estates



**CHURCHILL**  
estates

- Spacious four bedroom semi detached family home
- Bright & airy through lounge with bay window
- Three piece family bathroom & ground floor shower room
- Two utility rooms and garage
- Excellent potential to extend subject to planning permission (STPP)
- Offered for sale with no onward chain
- Fitted kitchen extension with ample storage & generous worktop space
- Private rear garden with a combination of patio & lawn areas
- Private driveway with parking for two cars
- Fantastic transport links & highly regarded schools

**CHURCHILL**  
estates



**CHURCHILL**  
estates



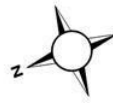
**CHURCHILL**  
estates



**CHURCHILL**  
estates

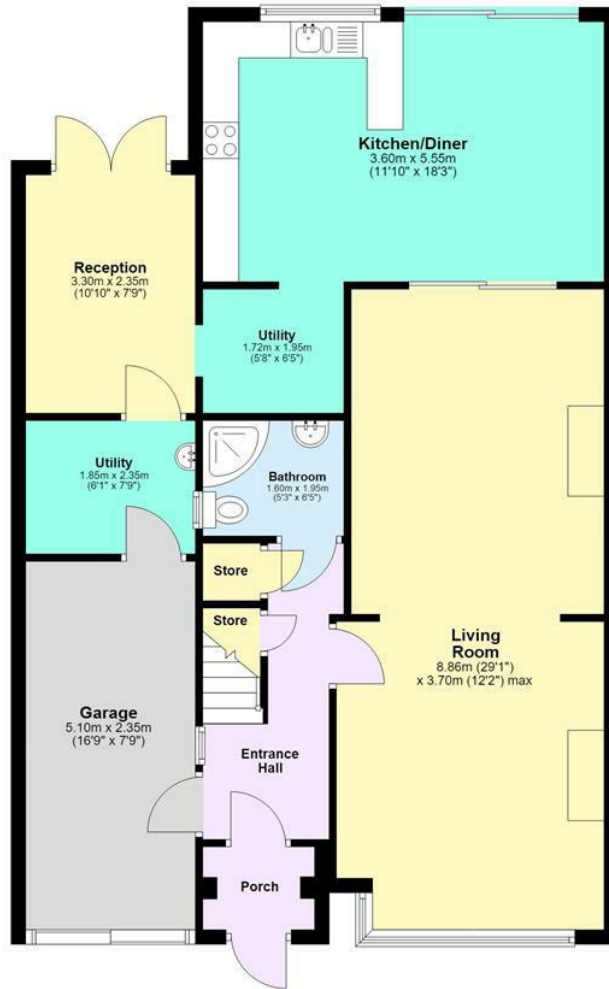


**CHURCHILL**  
estates



### Ground Floor

Approx. 94.7 sq. metres (1019.0 sq. feet)



### First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



Total area: approx. 155.3 sq. metres (1672.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephotoc.co.uk  
Plan produced using PlanUp.

Kirkland Avenue



Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**

