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51 Abbotswood Gardens
Clayhall, Essex IG5 0BQ
Price guide £950,000

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PRICE GUIDE £950,000 - £1,000,000. A rare and distinguished offering, this substantial double-fronted semi-detached residence occupies an enviable position directly backing onto Clayhall Park — a coveted green outlook that few homes in the area can rival. Thoughtfully extended to create generous, flowing family accommodation, the property extends to five well-proportioned bedrooms and is anchored by a large through lounge that bathes the principal living space in natural light, complemented by a rear extension, a dedicated utility room and an integral garage. Every element has been configured for the demands of modern family life, while the setting offers genuine scope to extend and enhance further (subject to the usual consents), presenting an astute purchaser with a rare opportunity to add lasting value. The location is second to none for families: some of the borough's most respected schools are close at hand, including the highly regarded Park Hill Primary, the selective Ilford County High School and Caterham High School, alongside further 'Good'-rated primaries. Central line services at Gants Hill, Barkingside and Newbury Park place the City and West End within comfortable commuting reach, with the shops, restaurants and everyday amenities of Gants Hill and Barkingside just moments away. A commanding family home in a truly premier setting — an internal inspection is considered essential.

ENTRANCE PORCH

Obscure leaded light style double glazed double doors with obscure leaded light fixed sidelights and fanlights, obscure leaded light style double glazed window to flanks, stone floor, wooden entrance door with coloured leaded light insert with coloured leaded light fixed sidelights and fanlights leading to:

ENTRANCE HALL

Stairs to first floor with cupboard under, double radiator, door to cloakroom, further doors to:

CLOAKROOM

Low level wc, wash hand basin, extractor fan.

THROUGH LOUNGE 31'12 x 12'2 (9.45m x 3.71m)

Five light leaded light style double glazed bay with leaded light style fanlights over and fixed leaded light style sidelights, four wall light points, coved cornice, concealed lighting to archways, four radiators, air con unit, glazed double doors with fixed sidelights and fanlights leading to rear extension.

KITCHEN 15'5 x 6'7 (4.70m x 2.01m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, tiled walls, radiator, four burner gas hob with extractor fan over, eye level double oven, open to dining area, access to utility room.

UTILITY ROOM

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, recess for fridge/freezer, plumbing for washing machine and tumble dryer, additional recess for fridge/freezer, radiator, multi paned obscure door to side entrance, tiled splashbacks.

FAMILY/BREAKFAST AREA 27'7 x 11'6 (8.41m x 3.51m)

Two radiators, five wall light points, coved cornice, three light double glazed window with fanlights over, double glazed sliding door and fixed sidelight leading to rear garden, air con unit.

FIRST FLOOR LANDING

Access to loft, air con unit, double radiator, doors to:

BEDROOM ONE 17'8 x 12'2 (5.38m x 3.71m)

Five light leaded light style double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall with matching side tables, radiator, air con unit.

BEDROOM TWO 16'5 x 12'2 (5.00m x 3.71m)

Seven light double glazed bay with fanlights over, radiator, fitted wardrobes to one wall with concealed lighting.

BEDROOM THREE 10'2 x 6'11 (3.10m x 2.11m)

Three light leaded light style double glazed bay with leaded light style fanlights over, radiator, air con unit, fitted book stand.

FAMILY BATHROOM

Panel enclosed Jacuzzi bath with glass shower enclosure, hand held shower attachment, steam and shower system, vanity unit with wash hand basin and mixer tap, close coupled wc, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

BEDROOM FOUR 13'1 x 8'2 (3.99m x 2.49m)

Three light leaded light style double glazed bay with leaded light style fanlights over, double radiator, fitted wardrobes, matching fitted desk.

BEDROOM FIVE 7'10 x 6'7 (2.39m x 2.01m)

Three light double glazed bay with fanlights over, radiator.

CLOAKROOM

Low level wc, wash hand basin, tiled walls, double radiator, obscure double glazed window with fanlight over.

INTEGRAL GARAGE 15'1 x 8'6 (4.60m x 2.59m)

Up and over door.

REAR GARDEN 72'2 (22.00m)

Approx 70ft rear garden with paved patio area with electric awning, shared side access, remainder laid to lawn, mature tree and shrub borders, surrounding paved pathway lawn, outside tap, outside light, outside power.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Mature tree and shrub borders, flower bed.

COUNCIL TAX

London Borough of Redbridge - Band F

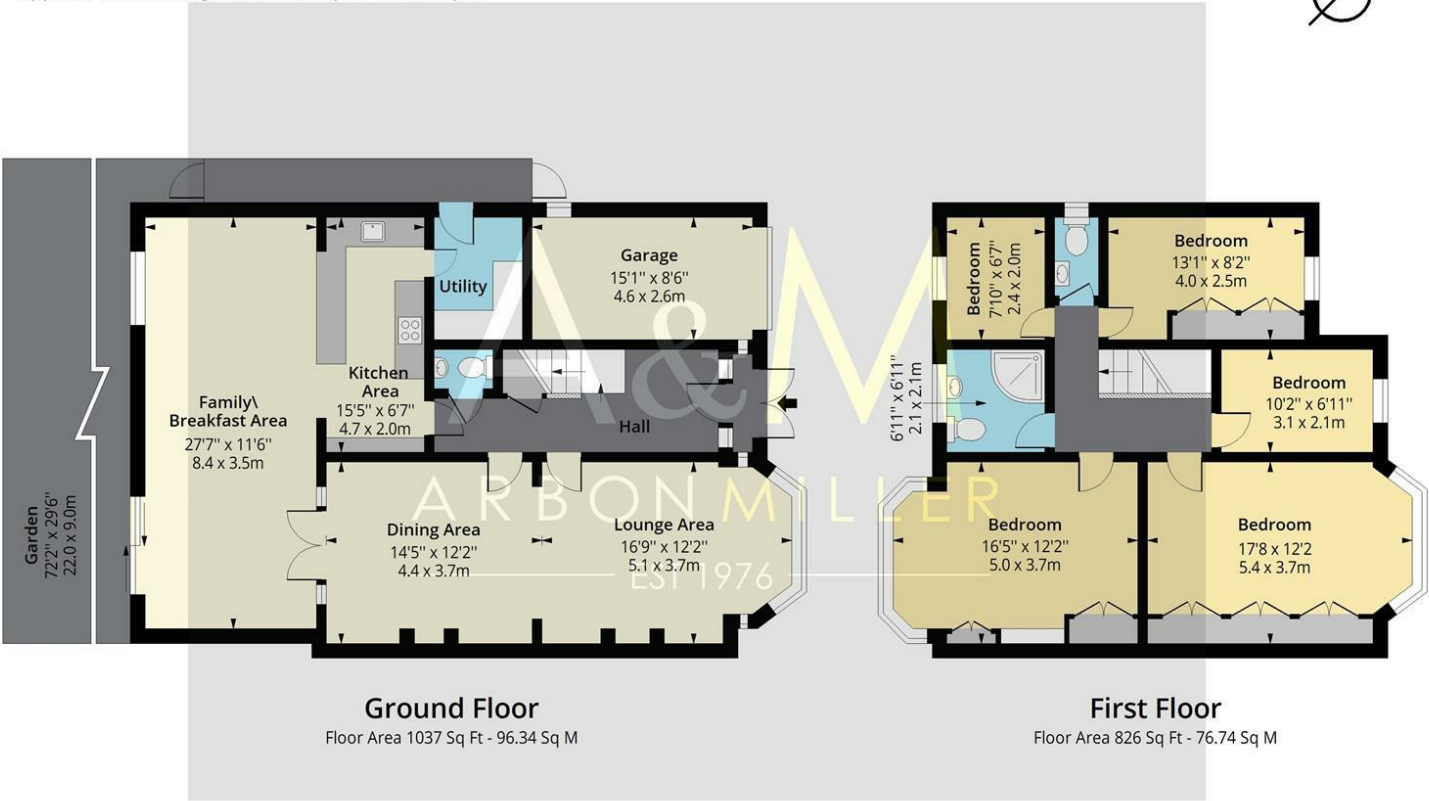
AGENTS NOTE

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.



Abbotswood Gardens IG5

Approx. Gross Internal Area 1863 Sq Ft - 173.07 Sq M
Approx. Gross Garage Area 129 Sq Ft - 11.98 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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: 17/8/2026



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