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37 Dovedale Avenue  
Clayhall, Essex IG5 0QG  
Price guide £575,000

## 37 Dovedale Avenue, Clayhall, Essex IG5 0QG

PRICE GUIDE £575,000 – £600,000 – Four bedrooms, two shower rooms and an 80ft garden — a semi-detached house with the space a growing family actually needs, on a quiet residential road in Clayhall. The ground floor centres on a bright through lounge running the depth of the house, with a fitted kitchen alongside. Upstairs there are three double bedrooms and a good-sized fourth, served by two modern shower rooms — the sort of detail that makes weekday mornings work in a house this size.

Outside, the rear garden extends to approximately 80ft. There is room for a table and chairs by the house, space for children to play, and plenty left over to landscape properly or add a garden room in time. A private driveway provides off-street parking, with shared side access through to the garden, and the house benefits from high-speed community fibre broadband. Clayhall puts shops, cafés and supermarkets within easy reach, with bus routes close at hand and rail connections from Barkingside, Fairlop and Hainault for the run into Central London. Gilbert Colvin Primary School, Caterham High School and Ilford County High School are all within the immediate area, which for most buyers at this level is the deciding factor. Early viewing is recommended.

### STORM PORCH

UPVC door with leaded light style obscure double glazed insert and obscure fixed sidelights and fanlights leading to:

### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, wood strip flooring, double radiator, obscure double glazed window to flank with fanlight over, doors to:

### THROUGH LOUNGE 25'3 x 9'10 (7.70m x 3.00m)

Five light double glazed bay with fanlights over, radiator, coved cornice, spotlights to ceiling, wood strip flooring, further double radiator, gas fireplace surround with stone hearth, double glazed sliding door with fixed sidelight leading to rear garden.

### KITCHEN 12'6 x 5'11 (3.81m x 1.80m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top with mixer tap, recess for gas cooker with extractor fan over, tiled splashbacks, wall mounted Worcester combi boiler, spotlights to ceiling, plumbing for washing machine, recess for fridge/freezer, obscure double glazed window with fanlight over, UPVC door with obscure insert leading to rear garden.

### FIRST FLOOR LANDING

Obscure double glazed window with fanlight over. Stairs to second floor.

### BEDROOM ONE 12'10 x 9'10 (3.91m x 3.00m)

Five light double glazed bay with fanlights over, fitted wardrobes to one wall, radiator.

### BEDROOM TWO 12'2 x 9'10 (3.71m x 3.00m)

Three light double glazed window with fanlight over, double radiator, dado rail, coved cornice.

### BEDROOM THREE 9'10 x 5'11 (3.00m x 1.80m)

Two light double glazed window with fanlights over, radiator.

### SHOWER ROOM 5'11 x 5'11 (1.80m x 1.80m)

Corner shower cubicle with mixer tap, shower attachment, rainforest shower head and glazed shower doors, low level wc with hand held bidet, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, two light obscure double glazed window with fanlights over.

### SECOND FLOOR LANDING

Skylight windows, door to:

### BEDROOM FOUR/LOFT ROOM 17'1 x 10'10 (5.21m x 3.30m)

Two double glazed skylight windows, three light double glazed window with fanlight over, double radiator, spotlights to ceiling, eaves storage cupboards.

### SHOWER ROOM 8'6 x 3'11 (2.59m x 1.19m)

Double walkin shower cubicle with mixer tap, shower attachment, rainforest shower head and

sliding glazed door, low level wc with hand held bidet, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over, heated towel rail.

### REAR GARDEN

Approx 80ft - Paved patio area, remainder laid to lawn, timber shed, pedestrian side access, outside light, outside tap.

### FRONT DRIVEWAY

Paved front garden providing OFF STREET PARKING. Shared pedestrian side access.

### 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.



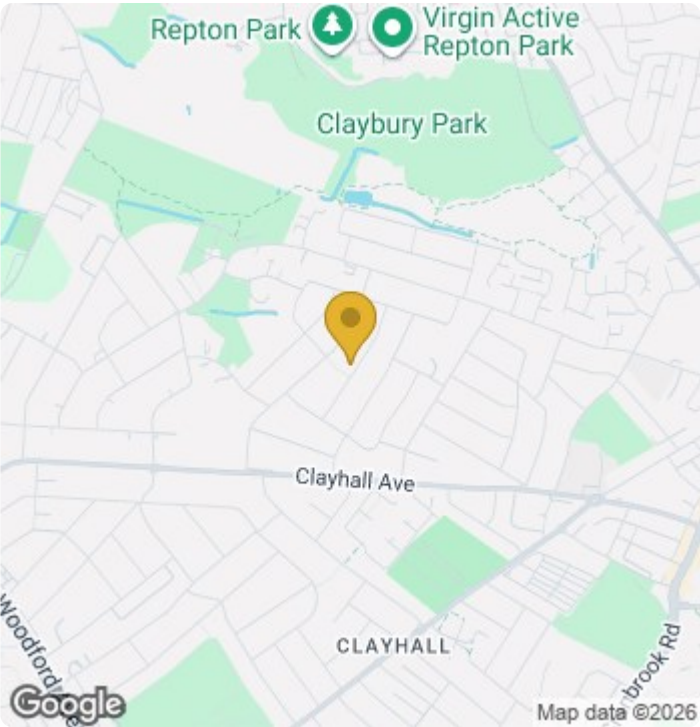
Dovedale Avenue IG5

Approx. Gross Internal Area 1036 Sq Ft - 96.24 Sq M



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: 15/6/2026



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   | 69                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

