



63 Wensleydale Avenue, Clayhall

Clayhall

BOWDEN
BRADLEY



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Clayhall

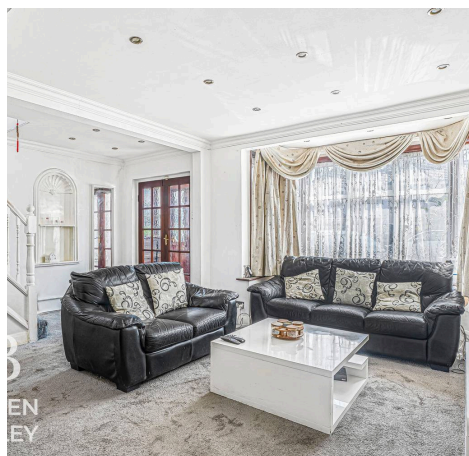
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Guide Price - £550,000 - £600,000
- 3 Bedroom Semi-Detached House
- Offered Chain Free
- Extended To The Rear & Has a Large Conservatory
- Off Street Parking/Drive
- Garage
- Downstairs WC
- Large Through Lounge, Leading to a Modern Kitchen Diner
- Well Presented Kitchen, With Ample Storage





Living Room

14' 5" x 11' 2" (4.39m x 3.40m)

Family Room

12' 2" x 10' 8" (3.71m x 3.25m)

Kitchen/Diner

21' 3" x 17' 2" (6.48m x 5.23m)

WC

3' 9" x 5' 8" (1.14m x 1.73m)

Garden Room

13' 7" x 12' 1" (4.14m x 3.68m)

Bedroom

13' 7" x 10' 1" (4.13m x 3.08m)

Bedroom

14' 5" x 10' 3" (4.39m x 3.13m)

Bathroom

9' 0" x 7' 6" (2.74m x 2.29m)

Bedroom

8' 10" x 6' 8" (2.69m x 2.03m)





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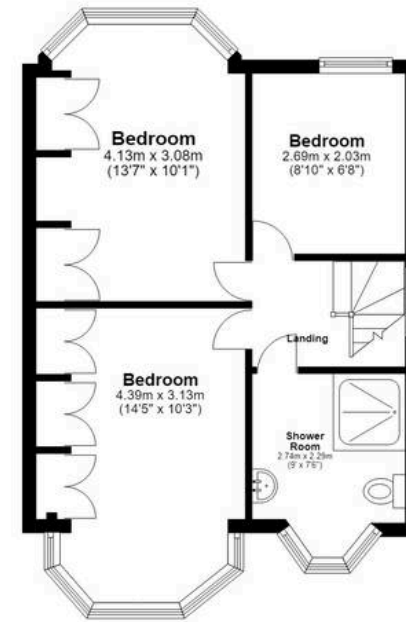
Ground Floor

Approx. 90.8 sq. metres (977.4 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



Total area: approx. 131.7 sq. metres (1417.1 sq. feet)



Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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