
A&M
ARBON MILLER
EST 1976
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7 Wyfields
Clayhall, Essex IG5 0XJ
Price £440,000

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7 Wyfields, Clayhall, Essex IG5 0XJ

*** CHAIN FREE *** Situated within a quiet residential turning in the heart of Clayhall, this well-presented three-bedroom end of terrace home offers excellent potential and is offered to the market chain free. The property further benefits from a detached garage, generous living accommodation and scope to personalise, making it an ideal purchase for families and investors alike. Wyfields is perfectly positioned for highly regarded local schooling including Gilbert Colvin Primary School and Ilford County High School, both within close proximity, while a range of additional primary and secondary options are also nearby . For commuters, Central Line stations such as Fairlop, Hainault and Barkingside are all within approximately a mile, providing convenient access into Central London . The area is also well served by local bus routes and road links, whilst a variety of amenities including supermarkets, shops, cafes and healthcare facilities are all within easy reach, ensuring a convenient and family-friendly lifestyle.

ENTRANCE PORCH
Aluminium sliding door with double glazed fixed sidelight, wooden obscure multi paned door with obscure glazed fixed sidelight leading to:

ENTRANCE HALL
Stairs to first floor, radiator, understairs storage cupboard, doors to:

LOUNGE 15'1 x 10'6 (4.60m x 3.20m)
Aluminium double glazed window with fanlights over, double radiator, coved cornice, double glazed aluminium double doors leading to rear garden, open to:

DINING AREA 10'2 x 7'7 (3.10m x 2.31m)
Coved cornice, double radiator, opening to:

KITCHEN 10'2 x 9'2 (3.10m x 2.79m)
Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, stainless steel sink top with mixer tap, part tiled walls, plumbing for dishwasher, eye level double oven, recess for fridge/freezer, storage cupboard, coved cornice.

FIRST FLOOR LANDING
Access to loft, coved cornice, storage cupboard, doors to:

BEDROOM ONE 13'5 x 10'2 (4.09m x 3.10m)
Two light double glazed window with fanlight over, radiator.

BEDROOM TWO 11'10 x 9'6 (3.61m x 2.90m)
Two light double glazed window, double radiator, fitted wardrobes to one wall.

BEDROOM THREE 10'6 x 6'11 (3.20m x 2.11m)
Two light double glazed window with fanlight over, radiator, storage cupboard.

BATHROOM 7'7 x 5'7 (2.31m x 1.70m)
Tiled enclosed bath with mixer tap andshower attachment, low level wc, bidet, pedestal wash hand basin with mixer tap, tiled walls, radiator, obscure, two light double glazed window.

REAR GARDEN
Covered paved patio, remainder laid to lawn, pathway to rear, outside light. outside tap.

DETACHED GARAGE 16'9 x 9'10 (5.11m x 3.00m)

FRONT GARDEN
Lawn area, mature tree and shrub border, paved pathway, 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.

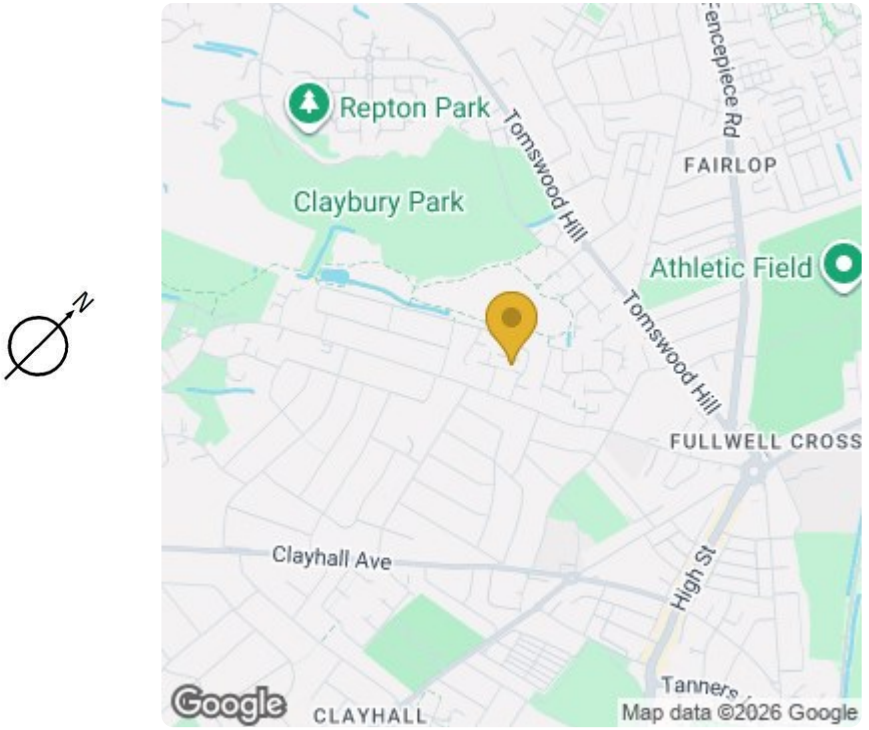




Wyfields IG5

Approx. Gross Internal Area 918 Sq Ft - 85.28 Sq M
Approx. Gross Garage Area 165 Sq Ft - 15.33 Sq M

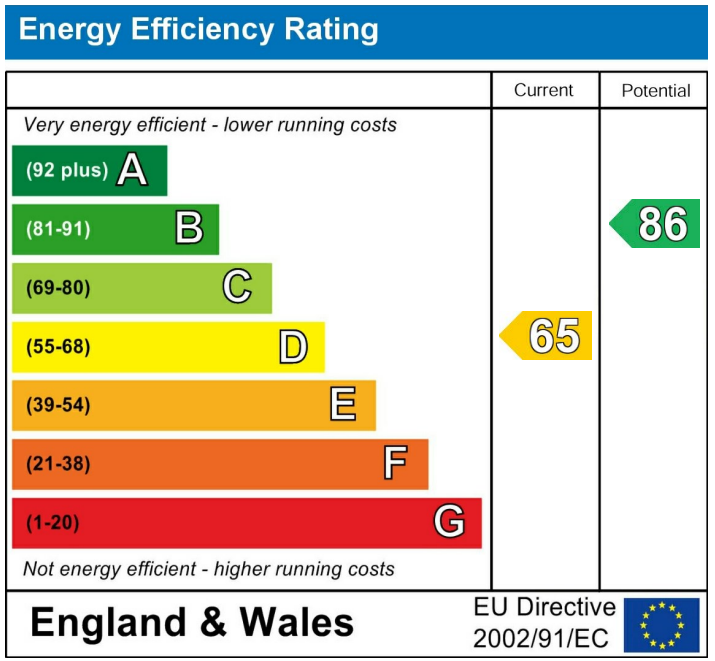




Certified Property Measurer

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: 8/4/2026




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