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27 Atherton Road
Clayhall, Essex IG5 0PF
Price guide £600,000

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PRICE GUIDE £600,000 - £625,000 - A superb three-bedroom semi-detached family home, thoughtfully extended to provide generous and versatile living accommodation throughout. The property boasts two separate reception rooms, offering flexible space in which to both relax and entertain, complemented by off-street parking for multiple vehicles to the front and a large rear garden — a wonderful outdoor space, ideal for families and summer gatherings. Positioned in the ever-popular Clayhall district, the home is perfectly placed for family life, with an excellent selection of highly regarded schooling right on the doorstep, including Glade and Gilbert Colvin Primary Schools together with the sought-after Caterham High School, all within easy reach. A good range of shops, supermarkets and everyday amenities is close at hand, while the green open spaces of Claybury Park and Valentines Park offer welcome leisure and recreation nearby. Commuters are well served, with the Central line at Gants Hill, Redbridge and Barkingside, along with fast Elizabeth line connections from Ilford, providing excellent access into the City, Canary Wharf and the West End. Combining extended living space, ample parking and a large garden in a prime residential location, this is a fantastic family home — early viewing is highly recommended.

ENTRANCE PORCH

Entrance door with coloured leaded light style insert and double glazed window either side with fanlights over. Wooden entrance door with leaded light style insert to:

ENTRANCE HALL

Stairs to first floor with cupboard under, wood strip flooring, coved cornice, double radiator, door to:

RECEPTION ROOM 13'1 x 12'2 (3.99m x 3.71m)

Three light double glazed bay with fanlights over, wood strip flooring, double radiator, inset spotlights to ceiling, coved cornice.

RECEPTION ROOM 11'10 x 10'10 (3.61m x 3.30m)

Inset spotlights to ceiling, wood strip flooring, open to:

RECEPTION ROOM 18'8 x 10'10 (5.69m x 3.30m)

Wood strip flooring, inset spotlights to ceiling, two light double glazed window with fanlights over, double glazed double doors to rear garden, double radiator. Door to:

CLOAKROOM

Close coupled wc, wash hand basin, double glazed window with fanlight over, extractor fan.

KITCHEN 9'6 x 7'10 (2.90m x 2.39m)

Wall and base units, working surfaces, cupboards and drawers, integrated fridge/freezer, built-in

oven, inset hob with extractor fan above, plumbing for washing machine and dishwasher, arched double glaze window, inset spotlights to ceiling, tiled walls, tiled floor.

FIRST FLOOR LANDING

Access to loft, wood strip flooring, obscure double glazed window to flank, doors to:

BEDROOM ONE 13'1 x 12'6 (3.99m x 3.81m)

Three light double glazed bay with fanlights over, range of fitted wardrobes to one wall with inset drawers and cupboards over, double radiator, wood strip flooring.

BEDROOM TWO 11'10 x 11'6 (3.61m x 3.51m)

Range of wardrobes to one with desk area and cupboards over (housing boiler), double radiator, two light double glazed window with fanlights over, wood strip flooring.

BEDROOM THREE 8'10 x 7'10 (2.69m x 2.39m)

Two light double glazed window with fanlights over, double radiator, wood strip flooring.

BATHROOM 7'7 x 6'11 (2.31m x 2.11m)

Panel enclosed bath with mixer tap, separate shower attachment with rainforest shower head and glazed side cupboard, vanity unit with wash hand basin and mixer tap, close coupled wc, separate shower cubicle with shower attachment and glazed screen, tiled walls, tiled floor, extractor fan.

REAR GARDEN

Covered decking area, remainder laid to artificial grass and mature shrub and tree borders, outside lighting, outside tap, gated pedestrian side access.

FRONT GARDEN

Block paved front garden providing OFF STREET PARKING.

COUNCIL TAX

London Borough of Redbridge - Band D

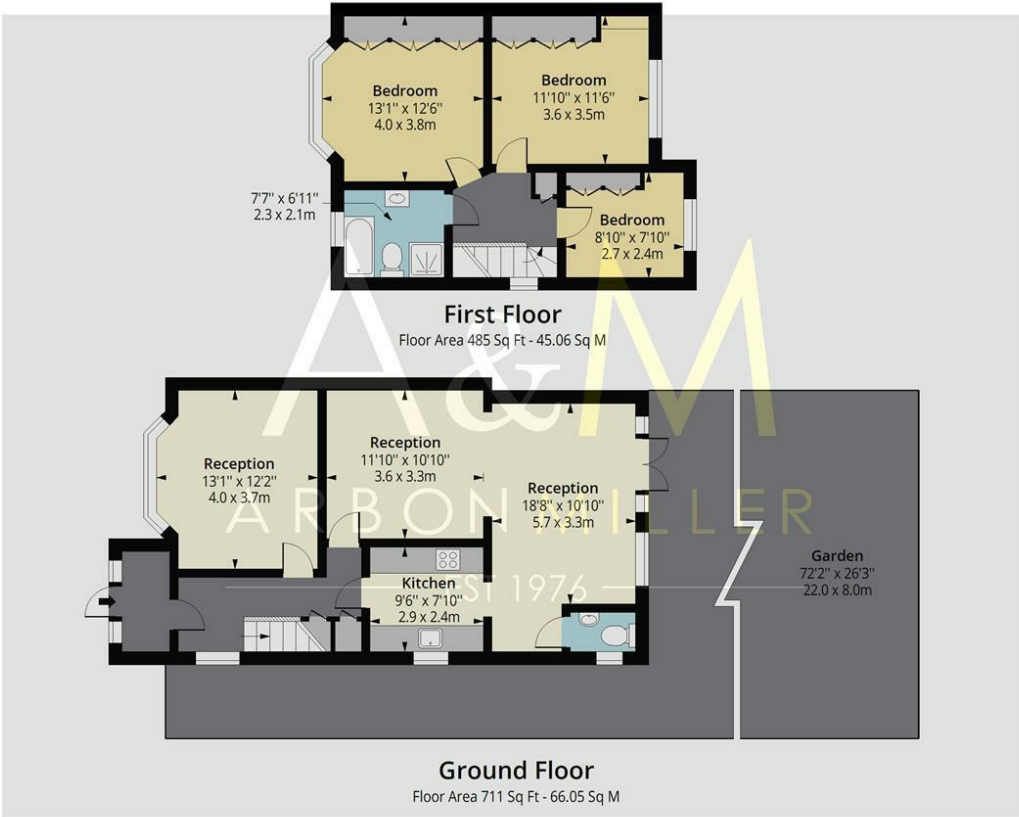
AGENTS NOTE

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.



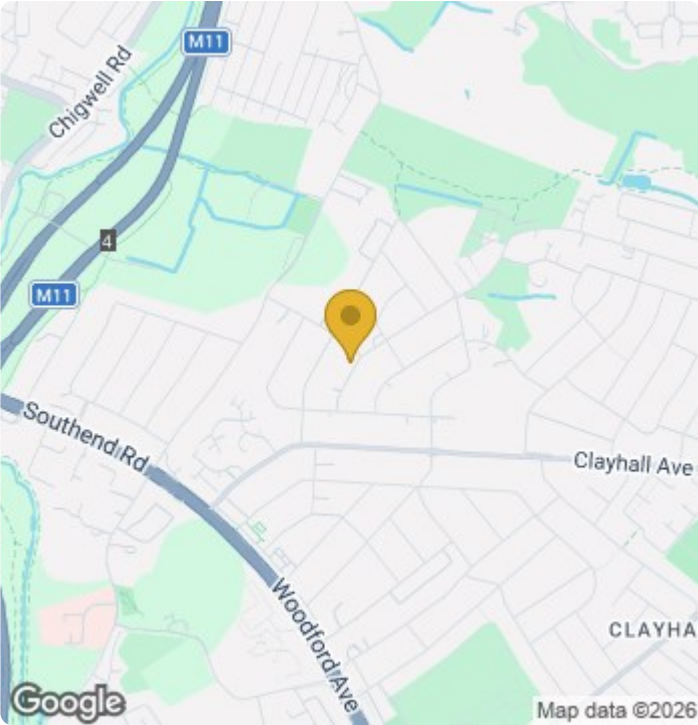
Atherton Road IG5

Approx. Gross Internal Area 1196 Sq Ft - 111.11 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: 24/7/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

