



222 Clayhall Avenue, Clayhall, IG5 0LD

*** Price Guide: £775,000 to £800,000 *** Arbon & Miller are delighted to be sole agents for this FOUR DOUBLE BEDROOM semi-detached house. Within BEAL SCHOOL CATCHMENT and close proximity of local primary schools, shops and bus services. The ground floor offers 23'5 Extended Lounge, 14' Dining Room, 17'3 Kitchen Diner, 16'2 Home office/Study and Ground Floor WC. The first floor boasts four Double Bedrooms two with concealed shower areas and 10' Feature Family Bathroom. The exterior consists of approx 50ft rear garden with patio area, additional 20'1 Brick Built Outbuilding and Multiple Car Parking Spaces to front drive. Call now to book a viewing.

ENTRANCE PORCH 5'10 x 2'9 (1.78m x 0.84m)

Double doors with fixed sidelights, window to flank, tiled floor, door with obscure glazed fixed sidelights leading to:

ENTRANCE HALL 17'9 x 5'5 (5.41m x 1.65m)

Stairs to first floor, dado rail, ornate coved cornice and ceiling rose, matching ornate plasterwork to walls, wood strip flooring, understairs cupboard, three wall light points, doors to:

DINING ROOM 14' into bay x 10'2 (4.27m into bay x 3.10m)

Five light leaded light style double glazed bay with coloured leaded light style fanlights over, dado rail, radiator, ornate coved cornice and ceiling rose, three wall light points, wood strip flooring.

EXTENDED LOUNGE 23'5 x 10'2 (7.14m x 3.10m)

Feature fireplace surround with tiled hearth, dado rail, ornate coved cornice and ceiling rose, matching ornate plasterwork to walls, seven wall light points, wood strip flooring, two radiators, double glazed sliding door with fixed sidelight leading to rear garden.

KITCHEN/DINER 17'3 x 12'5 (5.26m x 3.78m)

Range of wall and base units with concealed lighting, working surfaces, cupboards and drawers, eye level oven, four ring gas hob with extractor fan over, one and half bowl stainless steel sink top with mixer tap, plumbing for washing machine and dishwasher, recess for American style fridge/freezer, tiled splashbacks, inset spotlights to ceiling, double radiator, tiled floor, coved cornice, three light double glazed window with fanlight over, wooden door with glazed inserts leading to rear garden.

HOME OFFICE/STUDY 16'2 x 6'3 (4.93m x 1.91m)

(Original Garage). Three light double glazed window, radiator, wood strip flooring, coved cornice.

CLOAKROOM 3'7 x 3'2 (1.09m x 0.97m)

Low level wc, vanity unit with wash hand basin and storage under, tiled walls, tiled floor, heated towel rail, double glazed window.

LANDING

Ornate plasterwork to walls, access to loft, doors to:

BEDROOM 13'9 into bay x 9'9 (4.19m into bay x 2.97m)

Five light leaded light style double glazed bay with coloured leaded light fanlights over, radiator, fitted wardrobes with high level storage, coved cornice, wood strip flooring, wall light point, SHOWER CUBICLE concealed behind wardrobe doors with electric shower unit and shower attachment over, corner wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan, inset spotlights.

BEDROOM 11'6 x 9'9 (3.51m x 2.97m)

Three light double glazed window, fitted wardrobes with high level storage, coved cornice, radiator, SHOWER CUBICLE concealed behind wardrobe doors with electric shower unit and shower attachment over, corner wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan, inset spotlights.

EXTENDED FOUR 15'4 x 8'3 (4.67m x 2.51m)

Four light leaded light style double glazed oriel bay with coloured leaded light style fanlights over, fitted wardrobes with high level storage to one wall, wood strip flooring, radiator, coved cornice.

MASTER BEDROOM 15'4 x 11'4 (4.67m x 3.45m)

Three light double glazed window, double radiator, wood strip flooring, coved cornice.

FAMILY BATHROOM 10' x 6' (3.05m x 1.83m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap and storage under, close coupled wc with hose, corner double shower cubicle with mixer tap, shower attachment and Rainforest shower head over, heated towel rail, inset spotlights to ceiling, tiled walls, tiled floor, shaver point, obscure double glazed window with fanlight over to side, extractor fan.

REAR GARDEN

Approx 50' rear garden with paved patio area, centre path leading to outbuilding, remainder laid to lawn with mature tree and shrub borders.

OUTBUILDING 20' x 10' (6.10m x 3.05m)

Power and lighting, two double glazed two light windows, double glazed UPVC entrance door.

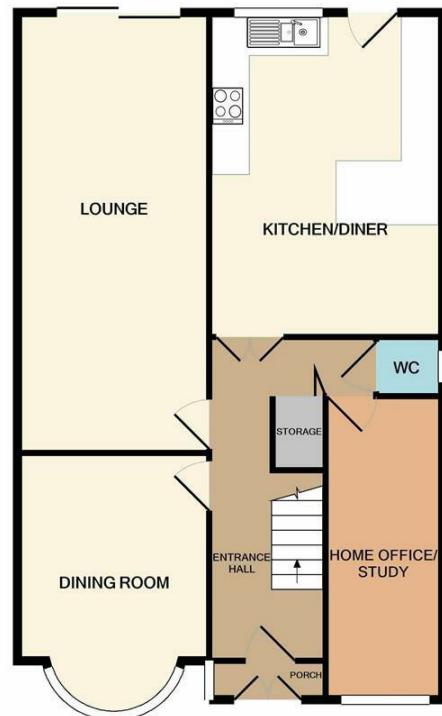
FRONT GARDEN

Providing MULTIPLE OFF STREET PARKING SPACES. Outside tap, steps leading up to entrance porch.

AGENTS NOTE

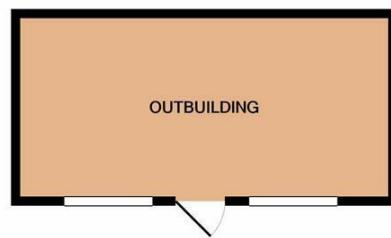
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



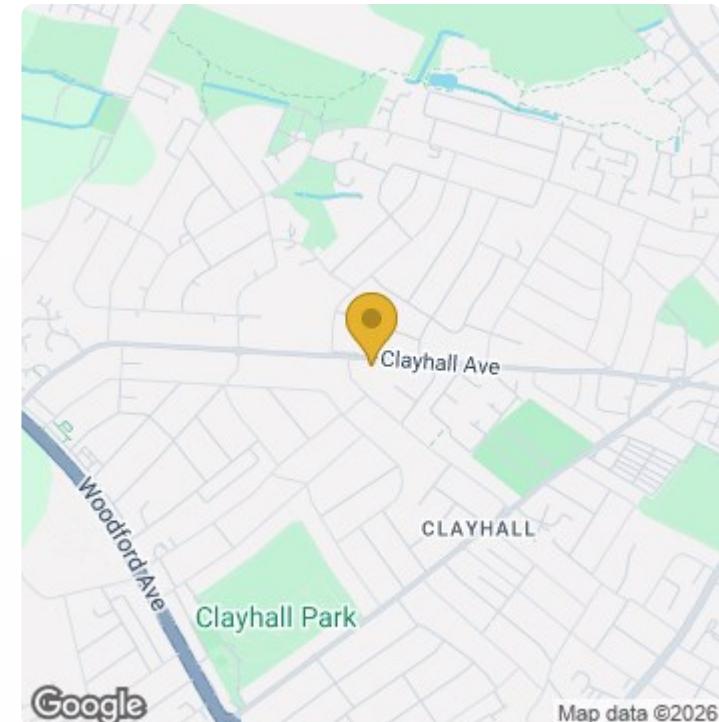


GROUND FLOOR
APPROX. FLOOR
AREA 1022 SQ.FT.
(95.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1709 SQ.FT. (158.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.8 SQ.M.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		68
(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

