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379 Clayhall Avenue
Clayhall, Essex IG5 0SQ
Price £700,000

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Extended 4 Bedroom Semi-Detached Family Home with Driveway Parking. This well-presented and substantially extended four-bedroom semi-detached home offers generous living space throughout, located in a popular residential area close to transport links, schools and local amenities. The property features four spacious bedrooms, two modern bathrooms, and a highly versatile ground-floor office/Study which can also be used as a fifth bedroom, ideal for guests or multi-generational living. The extended layout provides bright and comfortable accommodation, with well-proportioned rooms suitable for families of all sizes. Additional benefits include off-street parking, a private rear garden, and a flexible internal layout that can be adapted to suit a variety of lifestyle needs. A fantastic opportunity to secure a larger-than-average family home in a sought-after location. Early viewing is strongly recommended.

ENTRANCE HALL

Composite double glazed door with obscure double glazed insert, tiled floor, vertical wall mounted radiator, coved cornice, spotlights to ceiling, stairs to first floor, doors to:

THROUGH LOUNGE 26'5 into bay x 13'1 (8.05m into bay x 3.99m)

Five light double glazed bay with fanlights over, two vertical wall mounted radiator, spotlights to ceiling, coved cornice, tiled floor, double glazed window with fanlight over to rear, wooden multi paned double doors leading to:

KITCHEN/DINER EXTENSION 19'6 x 10'3 (5.94m x 3.12m)

Range of wall and base units, working surfaces, cupboards and drawers, central island with storage under and five burner gas hob, integrated fridge/freezer, eye level double oven, built-in microwave, inset sink unit with mixer tap, plumbing for washing machine, cupboard housing combi boiler, spotlights to ceiling, tiled floor, coved cornice, two light double glazed window with fanlight over, UPVC double glazed door with fixed sidelights leading to rear garden/

SHOWER ROOM 6'8 x 6'6 (2.03m x 1.98m)

Double walk-in shower cubicle with shower unit, mixer tap, rainforest shower head and glazed doors, vanity unit with wash hand basin and storage under, close coupled wc with hand held bidet, tiled walls, tiled floor, extractor fan, vertical wall mounted radiator, spotlights to ceiling

OFFICE ROOM/BEDROOM FIVE 10'7 7'5 (3.23m 2.26m)

Three light double glazed window with fanlights over, double radiator, tiled floor.

FIRST FLOOR LANDING

Access to loft, coved cornice, double radiator, doors to:

BEDROOM ONE 13'9 into bay x 13' (4.19m into bay x 3.96m)

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

BEDROOM TWO 12'9 x 9'5 (3.89m x 2.87m)

Two light double glazed window with fanlights over, double radiator, coved cornice

BEDROOM THREE 10'7 x 8'11 (3.23m x 2.72m)

Three light double glazed window with fanlights over, coved cornice, double radiator, coved cornice.

BEDROOM FOUR 11'4 x 6'6 to extremes (3.45m x 1.98m to extremes)

Three light double glazed window with fanlights over, double radiator, coved cornice.

BATHROOM 8'11 x 6'8 (2.72m x 2.03m)

Panel enclosed bath with mixer tap,, shower attachment and rainforest shower head, close coupled wc with hand held bidet, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, spotlights to ceiling, skylight window, heated towel rail.

REAR GARDEN

Concrete patio area, remainder laid to lawn.

FRONT GARDEN

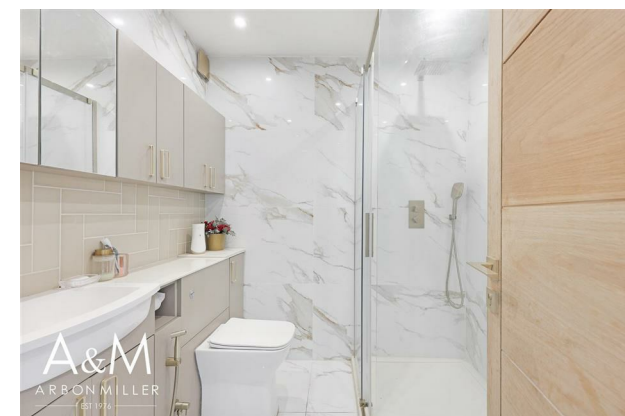
Providing OFF STREET PARKING for multiple vehicles.

COUNCIL TAX

London Borough of Redbridge - Band E

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.



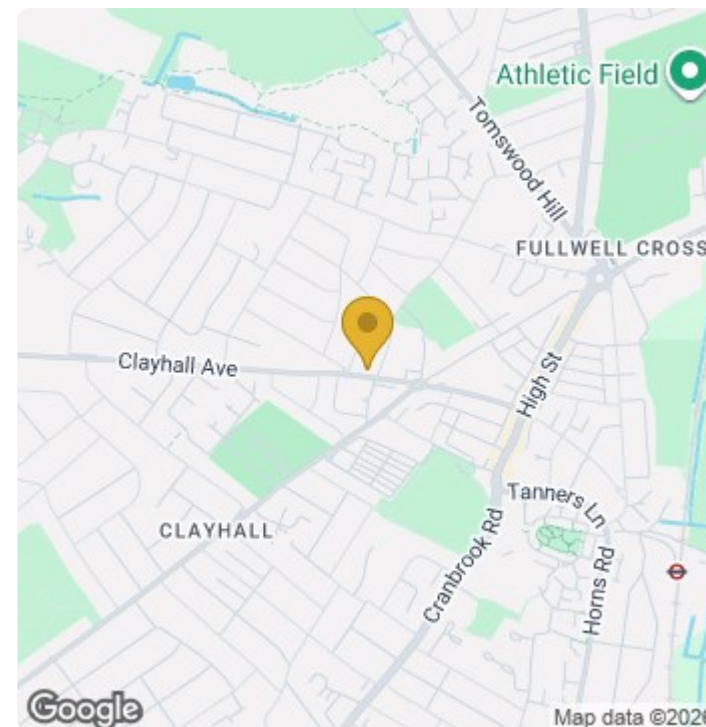
GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

