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32 The Glade
Clayhall, Essex IG5 0NF
Price £614,950

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Arbon & Miller are delighted to offer this three bedroom semi-detached house on The Glade in Clayhall, offered for sale requiring modernisation and with the rare benefit of a self-contained annexe. On the ground floor there is an entrance porch and hall, a generous through lounge measuring approximately 27'11, a separate rear reception room, a kitchen, a utility room and a ground floor shower room. Upstairs are three bedrooms, a family bathroom and a separate WC. The self-contained annexe has its own reception room, kitchen and shower room, which makes it ideal for multi-generational living, a dependent relative, or a home office or studio. Outside, the large rear garden has a paved patio, mature tree and shrub borders and a lawn. The house is well placed for families, with Glade Primary School practically on the doorstep and Gilbert Colvin Primary, Roding Primary, Caterham High, Beal High and Ilford County High School all nearby. Gants Hill Central Line station is within easy reach, local bus routes run nearby, and the A12, A406 and M11 give good road links into London and out to Essex. Day-to-day shopping is covered by local convenience stores and a Co-op, and the shops, restaurants and amenities of Barkingside and Gants Hill are a short drive away. With scope to improve and add value, this is an excellent opportunity, and early viewing is highly recommended.

ENTRANCE PORCH

Obscure glazed double doors with coloured leaded light fanlights and sidelights. Coloured leaded light entrance door to:

ENTRANCE HALL

Stairs to first floor with cupboard under, double glazed window to flank, double radiator, doors to:

KITCHEN 13'1 x 6'11 (3.99m x 2.11m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in double oven, four ring gas hob with extractor hood over, plumbing for washing machine and dishwasher, cupboard housing boiler, tiled splashback, tiled floor, double glazed window, open to rear reception.

THROUGH LOUNGE 27'11 x 11'6 (8.51m x 3.51m)

Three light leaded light style double glazed window with fanlights over, double radiator, feature fireplace surround, coved cornice, two wall light points, double glazed sliding door with fixed sidelights leading to

REAR RECEPTION 13'5 x 10'6 (4.09m x 3.20m)

Double radiator, laminated wood strip flooring, double glazed double doors leading to rear garden, door to:

UTILITY ROOM 6'3 x 3'11 (1.91m x 1.19m)

Wall and base units, stainless steel sink top unit, three light double glazed window, door to:

SHOWER ROOM 7'3 x 2'4 (2.21m x 0.71m)

Low level wc, shower cubicle with glazed screen, fully tiled walls obscure double glazed window.

FIRST FLOOR LANDING

Double glazed leaded light style window with fanlight over, doors to:

BEDROOM ONE

Three light leaded light style double glazed bay with fanlight over, double radiator, fitted wardrobes to one wall with overhead storage.

BEDROOM TWO 12'6 x 10'10 (3.81m x 3.30m)

Fitted wardrobes to one incorporating dressing table and overhead storage cupboards, three light double glazed window, double radiator.

BEDROOM THREE 7'10 x 6'7 (2.39m x 2.01m)

Fitted wardrobes to one wall incorporating dresser and overhead storage cupboard, double glazed leaded light style window, double radiator.

BATHROOM 6'7 x 5'7 (2.01m x 1.70m)

Panel enclosed bath with mixer tap and hand held shower attachment, vanity unit with wash hand basin, mixer tap and storage under, built-in airing cupboard, tiled walls, obscure double glazed window with fanlight over.

SEPARATE WC 6'7 x 2'7 (2.01m x 0.79m)

Close coupled wc, tiled walls, obscure double glazed window.

SELF CONTAINED ANNEXE

Double glazed door leading to:

RECEPTION ROOM 15'9 x 10'2 (4.80m x 3.10m)

Four light double glazed window with fanlights over, double radiator, inset spotlights to ceiling, door to:

KITCHEN 10'2 x 8'10 (3.10m x 2.69m)

Range of wall and base units, working surfaces, cupboards and drawers, single drainer stainless steel sink top unit with mixer tap, built-in oven with four ring hob and extractor hood over, tiled floor, tiled splashbacks, inset spotlights to ceiling,

double radiator, three light double glazed window to rear, further two light double glazed window to flank, plumbing for washing machine, wall mounted boiler.

SHOWER ROOM 5'7 x 5'7 (1.70m x 1.70m)

Walk-in glazed shower cubicle with shower attachment, wall mounted wash hand basin with mixer tap, tiled splashback, close coupled wc, obscure double glazed window, tiled floor.

REAR GARDEN

Paved patio area, outside tap, outside lighting, mature tree and shrub borders, remainder laid to lawn.

FRONT GARDEN

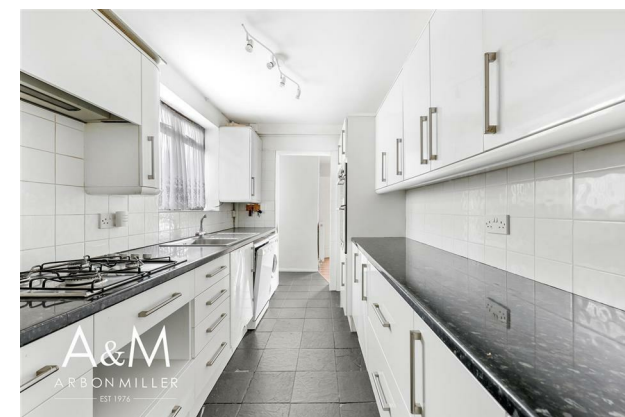
Shared driveway. Paved front garden providing OFF STREET PARKING. Mature shrubs.

COUNCIL TAX

London Borough of Redbridge - Band

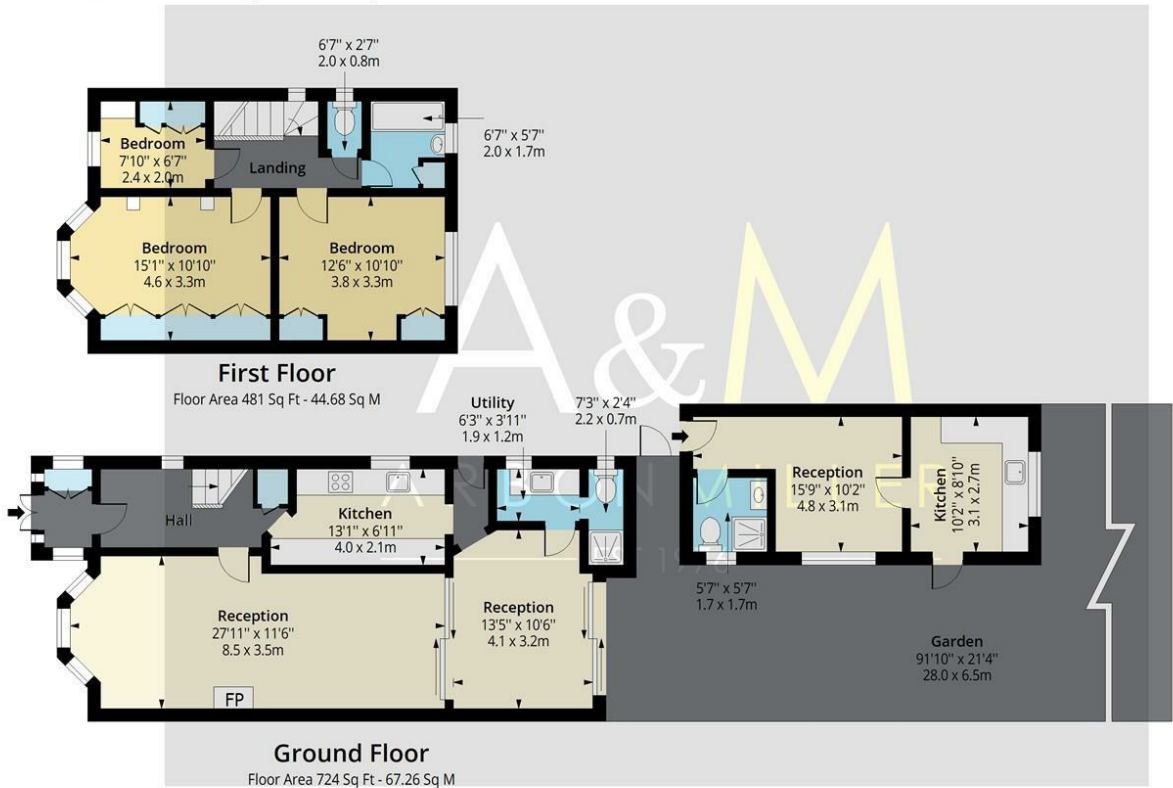
AGENTS NOTE

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.



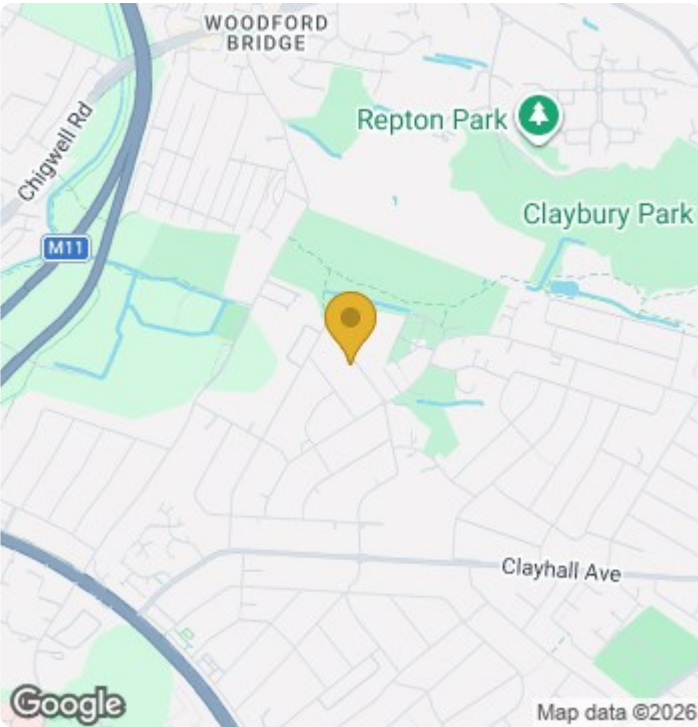
The Glade IG5

Approx. Gross Internal Area 1205 Sq Ft - 111.94 Sq M
Approx. Gross Annexe Area 257 Sq Ft - 23.88 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: 1/10/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

