



BB

BOWDEN
BRADLEY

64 Marlborough Drive, Clayhall

Clayhall

Guide Price £750,000



64 Marlborough Drive

Clayhall

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Guide Price £750,000 - £775,000
- 4 Bedroom Semi Detached Home
- Boasting Loft Conversion and Rear Extension
- Further Potential For Side Expansion (STPP)
- Outstanding Schools In Close Proximity
- Large Private Garden
- Immaculate Condition Throughout
- Off Street Parking
- Separate Kitchen With Utility Room





Living Room

16' 4" x 11' 4" (4.99m x 3.45m)

Lounge

12' 6" x 11' 4" (3.81m x 3.45m)

Dining Room

8' 10" x 10' 8" (2.69m x 3.25m)

Kitchen

18' 4" x 14' 2" (5.59m x 4.32m)

Office

19' 8" x 7' 1" (5.99m x 2.16m)

Utility Room

11' 10" x 6' 5" (3.60m x 1.96m)

WC

2' 5" x 3' 9" (0.74m x 1.14m)

Bedroom

16' 4" x 11' 4" (4.97m x 3.45m)

Bedroom

14' 9" x 11' 4" (4.50m x 3.45m)

Bedroom

9' 8" x 7' 8" (2.95m x 2.34m)

Bathroom

9' 5" x 8' 4" (2.87m x 2.53m)

Bedroom

14' 10" x 10' 4" (4.53m x 3.15m)

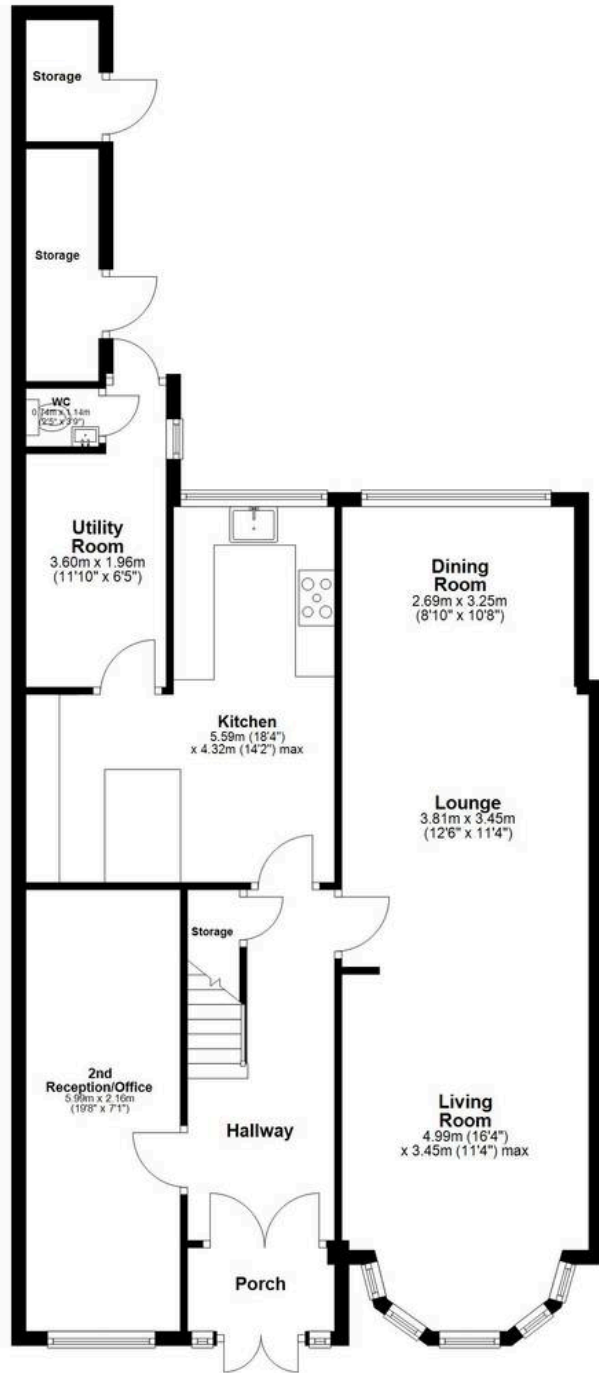
Shower Room

7' 5" x 7' 2" (2.26m x 2.18m)

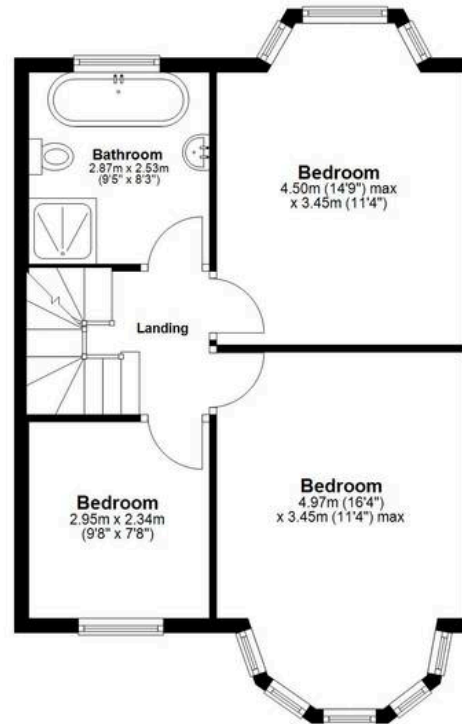




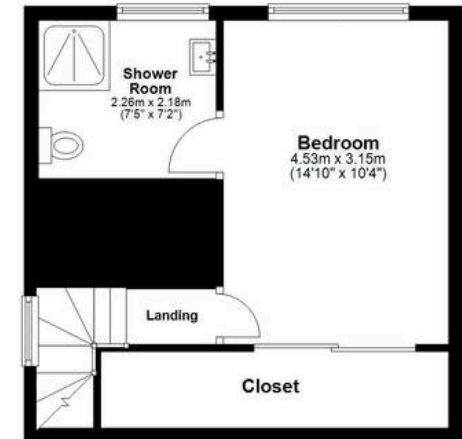
Ground Floor
Approx. 99.8 sq. metres (1074.2 sq. feet)



First Floor
Approx. 50.7 sq. metres (545.9 sq. feet)



Second Floor
Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 182.6 sq. metres (1965.7 sq. feet)



Bowden Bradley

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