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11 Gayfere Road
Clayhall, Essex IG5 0JG
Price guide £740,000

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*** Price Guide £740,000 - £760,000 *** - Located on the highly sought-after Gayfere Road, this exceptional five-bedroom extended family home offers spacious and beautifully presented accommodation throughout. Finished to an immaculate standard, the property provides generous and versatile living space ideal for modern family living, complemented by two well-appointed bathrooms and well-proportioned bedrooms arranged over multiple floors. The home further benefits from off-street parking to the front and a shared driveway providing access to a private rear garden, perfect for outdoor enjoyment. Ideally positioned close to local amenities, transport links and green spaces, the property also falls within the highly desirable catchment areas for Beal High School and Park Hill Primary School, making it a superb opportunity for families seeking both quality and convenience.

ENTRANCE HALL

Obscure coloured leaded light style UPVC door with coloured obscure leaded light style glazed insert and coloured leaded light style fixed sidelight, understairs storage cupboard, radiator, parquet flooring, door to cloakroom, further doors to:

CLOAKROOM 4'11 x 2'11 (1.50m x 0.89m)

Vanity unit with wash hand basin, low level wc, tiled splashbacks, tiled floor, spotlights to ceiling, extractor fan.

RECEPTION ONE 16'9 into bay x 12'2 (5.11m into bay x 3.71m)

Five light double glazed bay with obscure coloured leaded light style fanlights over and bespoke fitted shutters, radiator to bay, Parquet flooring, feature fireplace surround with stone hearth, picture rail.

RECEPTION TWO 12'10 x 10'10 (3.91m x 3.30m)

Parquet flooring, fireplace surround, double radiator, open to:

L-SHAPED KITCHEN/DINER 17'9 x 17'1 (5.41m x 5.21m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, stainless steel sink top unit with mixer tap, eye level double oven, plumbing for washing machine, integrated dishwasher, recess for American style fridge/freezer, spotlights to ceiling, two skylight windows, cupboard housing combi boiler, radiator, three light double glazed window with fanlights over, further obscure double glazed window to flank, double glazed double doors leading to rear garden.

FIRST FLOOR LANDING

Stairs to second floor, doors to:

BEDROOM ONE 16'9 into bay x 11'2 (5.11m into bay x 3.40m)

Five light double glazed bay with with obscure coloured leaded light style fanlights over and bespoke fitted shutters, radiator.

BEDROOM TWO 12'10 x 9'10 (3.91m x 3.00m)

Two light double glazed window, radiator.

BEDROOM THREE 8'6 x 7'3 (2.59m x 2.21m)

Two light double glazed window with obscure coloured leaded light style fanlights over and bespoke fitted shutters, double radiator.

FAMILY BATHROOM 8'6 x 6'11 (2.59m x 2.11m)

Panel enclosed corner bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, double walk-in glazed shower cubicle with mixer tap and shower attachment, tiled walls, spotlights to ceiling, double radiator, cupboard housing hot water tank, obscure double glazed window with fanlight over, further obscure double glazed window.

SECOND FLOOR LANDING

Skylight window, door to:

BEDROOM FOUR 11'2 x 9'10 (3.40m x 3.00m)

Three light double glazed window with fanlights over, double radiator, spotlights to ceiling.

BEDROOM FIVE 18'1 x 8'10 restricted head height (5.51m x 2.69m restricted head height)

Restricted head height. Two double glazed skylight windows, double radiator, spotlights to ceiling, eaves storage.

SHOWER ROOM 6'7 x 6'3 (2.01m x 1.91m)

Double walk-in shower cubicle with mixer tap, shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, double radiator, extractor fan, spotlights to ceiling, two light obscure double glazed window with fanlight over.

REAR GARDEN

Approx 85ft - Paved patio area, remainder laid to lawn, paved pathway to rear, mature tree and shrub borders, timber shed on hardstanding, rear patio area, outside light, outside tap, double glazed door to garage, pedestrian rear access, pedestrian side access to shared driveway.

DETACHED GARAGE 15'1 x 8'6 (4.60m x 2.59m)

Up and over door.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Mature shrub border.

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.



Gayfere Road IG6

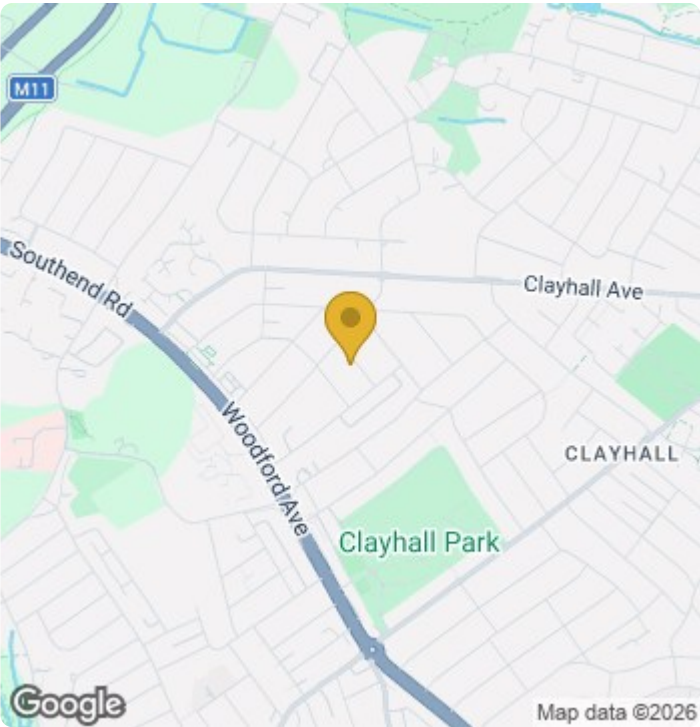
Approx. Gross Internal Area 1554 Sq Ft - 144.37 Sq M

Approx. Gross Garage Area 129 Sq Ft - 11.98 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: 11/3/2026



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



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