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17 Sheldon Avenue  
Clayhall, Essex IG5 0UD  
Price guide £600,000

## 17 Sheldon Avenue, Clayhall, Essex IG5 0UD

PRICE GUIDE £600,000 - £625,000 - A beautifully presented and extended four-bedroom mid-terrace family home, ideally located on the ever-popular Sheldon Avenue. This spacious property boasts a open-plan through lounge and contemporary kitchen/diner, perfect for modern living and entertaining, with sleek bi-fold doors opening directly onto a well-maintained rear garden. The home further benefits from off-street parking and generous accommodation throughout. Situated within walking distance of highly regarded schools including Gilbert Colvin Primary School and Ilford County High School, the property is also conveniently close to a range of local amenities, shops, cafés, and the vibrant Barkingside High Street. Excellent transport links are available via Barkingside Station, providing easy access into Central London. An ideal purchase for families seeking space, convenience, and a prime location.

### ENTRANCE PORCH

UPVC double glazed leaded light style entrance door with double glazed leaded light style sidelights and fanlights, tiled floor, composite door with obscure double glazed inset and fixed obscure double glazed sidelight leading to:

### ENTRANCE HALL

Stairs to first floor with cupboard under, wood strip flooring with underfloor heating, double doors with glazed inserts leading to through lounge, door to:

### CLOAKROOM

Low level wc with hand held bidet, wash hand basin with mixer tap, part tiled walls, tiled floor, extractor fan.

### THROUGH LOUNGE 27'11 x 16'1 (8.51m x 4.90m)

Wood strip flooring with underfloor heating, five light leaded light style double glazed window with fanlights over and bespoke shutters, spotlights to ceiling, storage cupboards, open to:

### KITCHEN/DINER 15'5 x 9'10 (4.70m x 3.00m)

Range of wall and base units, working surfaces, cupboards and drawers, eye level double oven, integrated microwave, induction hob with gas burner and extractor hood over, island with storage under, feature lighting over and breakfast bar area, one and half bowl sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, integrated washing machine and dishwasher, spotlights to ceiling, wood strip flooring with under floor hearing, double glazed Lantern top skylights, double glazed double doors leading to rear garden.

### FIRST FLOOR LANDING

Stairs to second floor, coved cornice, doors to:

### BEDROOM TWO 15'5 x 9'10 (4.70m x 3.00m)

Five leaded light style double glazed bay with fanlights over and bespoke shutters, radiator, fitted wardrobes to one wall.

### BEDROOM THREE 13'5 x 9'10 (4.09m x 3.00m)

Three light leaded light style double glazed window with fanlights over, double radiator, coved cornice, storage cupboard.

### BEDROOM FOUR 7'10 x 5'11 (2.39m x 1.80m)

Two light leaded light style double glazed window with fanlights over and bespoke shutters, wood strip flooring, coved cornice, radiator.

### BATHROOM 6'7 x 5'11 (2.01m x 1.80m)

Freestanding bath with mixer tap, vanity unit with wash hand basin and mixer tap, low level wc and hand held bidet, corner shower cubicle with mixer tap, shower attachment, rainforest shower head and glazed screen, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, extractor fan, obscure double window with fanlight over.

### SECOND FLOOR LANDING

Spotlights to ceiling, small storage area, door to:

### BEDROOM ONE/LOFT ROOM 12'6 x 11'10 (3.81m x 3.61m)

Double glazed doors leading to Juliette Balcony, double radiator, vertical wall mounted radiator, spotlights to ceiling, open to:

### WALK-IN DRESSING AREA 15'1 x 6'3 (4.60m x 1.91m)

Two double glazed skylight windows, spotlights to ceiling, door to:

### ENSUITE SHOWER ROOM 6'7 x 5'3 (2.01m x 1.60m)

Double walk-in shower cubicle with glass sliding door, mixer tap, shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, Arezzo smart low level wc with bidet wash, heated seat and dryer, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

### REAR GARDEN

approx 50 ft Covered patio area, lawn, mature shrub borders, stepping stones to rear with hardstanding.

### OUTBUILDING 15'5 x 10'2 (4.70m x 3.10m)

UPVC double glazed door, two light double glazed window, laminated flooring, power and lighting.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

### COUNCIL TAX

London Borough of Redbridge - Band D

### AGENTS NOTE

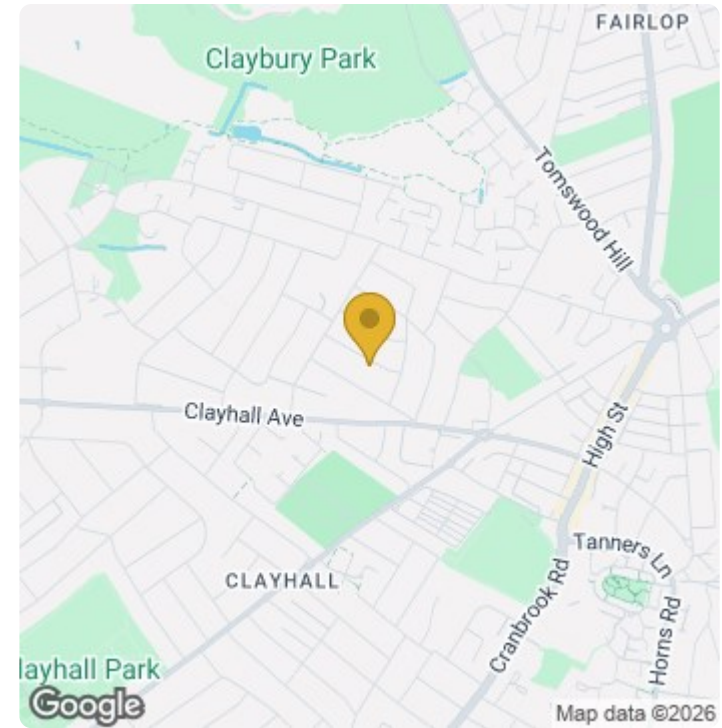
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



# Sheldon Avenue IG5

Approx. Gross Internal Area 1329 Sq Ft - 123.46 Sq M

Approx. Gross Garden Room Area 167 Sq Ft - 15.51 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: 22/4/2026

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

