A&M
ARBON MILLER
EST 1976
13 Belvedere Avenue
Clayhall, Esssex IG5 0UE
Price guide £750,000

86b High Street, Barkingside, Essex, IG6 2DR
Tel: **020 8551 4133** Fax: **020 8551 4621**

www.arbonandmiller.com
sales@arbonandmiller.com
lettings@arbonandmiller.com

13 Belvedere Avenue, Clayhall, Esssex IG5 0UE

PRICE GUIDE £750,000 - £800,000 - CHAIN FREE - An exceptional opportunity to acquire this substantial, double-fronted four-bedroom family home, occupying an enviable corner plot on one of Clayhall's most desirable residential turnings. Offered to the market chain free, the property combines generous, well-balanced proportions with genuine scope to extend and add value: architectural plans have already been drawn up for a four-metre rear extension and a loft conversion, presenting an incoming purchaser with a rare, ready-made path to create a truly outstanding home (subject to the usual consents). The accommodation extends to four well-proportioned bedrooms, two elegant reception rooms and two bathrooms, while a detached garage to the rear provides secure parking and valuable additional storage. The position is a particular draw for families, falling within the catchment of some of the borough's most respected schools — including the highly regarded selective Ilford County High School just moments away, along with Caterham High School and a choice of 'Good'-rated primaries such as Gilbert Colvin, Mossford Green and Clore Tikva. Central line services at Barkingside, Fairlop and nearby Gants Hill place the City and West End within comfortable commuting reach, while everyday essentials are superbly served by Sainsbury's, Co-op and the established shopping parades of Barkingside and Gants Hill, with green open space at Claybury Park and Fairlop Waters Country Park close at hand. A rare blend of space, position and potential — early viewing is strongly advised.

ENTRANCE HALL
UPVC door with obscure coloured leaded light style inserts and obscure fixed sidelight, stairs to first floor with two cupboards under, double radiator, coved cornice, doors to:

RECEPTION ONE 13'9 into bay x 10'2 (4.19m into bay x 3.10m)
Four light double glazed bay with fanlights over, radiator, coved cornice, two wall light points.

EXTENDED RECEPTION TWO 24'3 x 15'5 (7.39m x 4.70m)
Fireplace surround with electric fire, coved cornice, three light double glazed window to flank, further double glazed windows to rear, double glazed sliding door with fixed sidelight, high level double glazed windows, double radiator.

SHOWER ROOM 6'11 x 4'11 (2.11m x 1.50m)
Corner shower unit with electric shower, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor.

EXTENDED KITCHEN/DINER 27'11 x 12'6 (8.51m x 3.81m)
Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, high level storage, one and half bowl sink top unit with mixer tap, four burner electric hob with double oven under and extractor hood over, wall mounted Valiant boiler, plumbing for dishwasher and washing machine, recess for tumble dryer, recess for fridge/freezer, three light double glazed window with fanlight over, obscure double glazed window to flank, additional extractor fan, UPVC leaded light style double glazed door leading to rear garden. Dining Area: Four light double glazed window with fanlights over, further obscure double glazed window to flank, tiled floor, radiator, wall light point, coved cornice.

FIRST FLOOR LANDING
Access to loft, coved cornice, door to bathroom, doors to:

BEDROOM ONE 13'5 into bay x 9'10 (4.09m into bay x 3.00m)
Four light double glazed bay with fanlights over, radiator, fitted wardrobes with high level storage.

BEDROOM TWO 12'9 x 9'10 (3.89m x 3.00m)
Three light double glazed window with fanlights over, radiator, coved cornice.

BEDROOM THREE 7'7 x 5'`` (2.31m x 1.52m``)
Double glazed window with fanlight over, wood strip flooring, coved cornice.

CLOAKROOM
Vanity unit unit with wash hand basin, mixer tap and storage under, concealed lighting, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan, obscure double glazed window with fanlight over.

BEDROOM FOUR 15'1 x 12'6 (4.60m x 3.81m)
Four light double glazed window with fanlights over, double radiator, further obscure double glazed window to flank, electric radiator, coved cornice. Door to:

BATHROOM 12'6 x 8'2 (3.81m x 2.49m)
Panel enclosed bath with mixer tap and shower attachment, corner shower enclosure with mixer tap, shower attachment and rainforest shower head over, vanity unit with wash hand basin, mixer tap and storage under, concealed lighting, low level wc, tiled floor, extractor fan, two obscure double glazed windows with fanlights over.

REAR GARDEN
Approx 65ft rear garden with paved patio area, outside power, remainder laid to lawn, paved pathway to rear, double gates and hardstanding leading to:

DETACHED GARAGE 16'1 x 10'6 (4.90m x 3.20m)
Up and over door.

FRONT GARDEN
Paved OFF STREET PARKING for two cars.

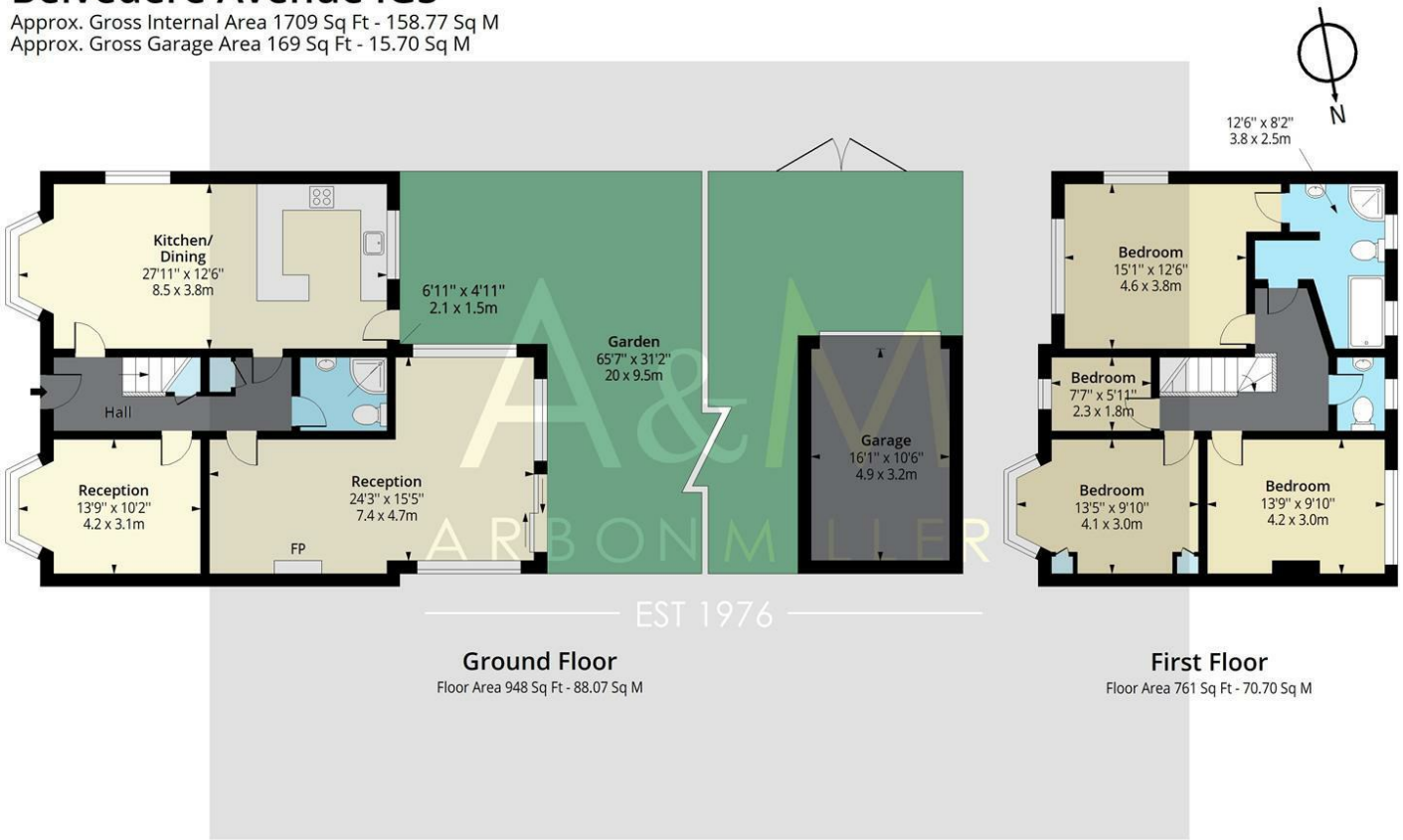
AGENTS NOTE
Preliminary permitted development plans for 4M rear extension and loft conversion, buyers to make their own enquiries if prior approval is needed. Room for further development subject to relevant planning permissions being sought.

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.

Belvedere Avenue IG5

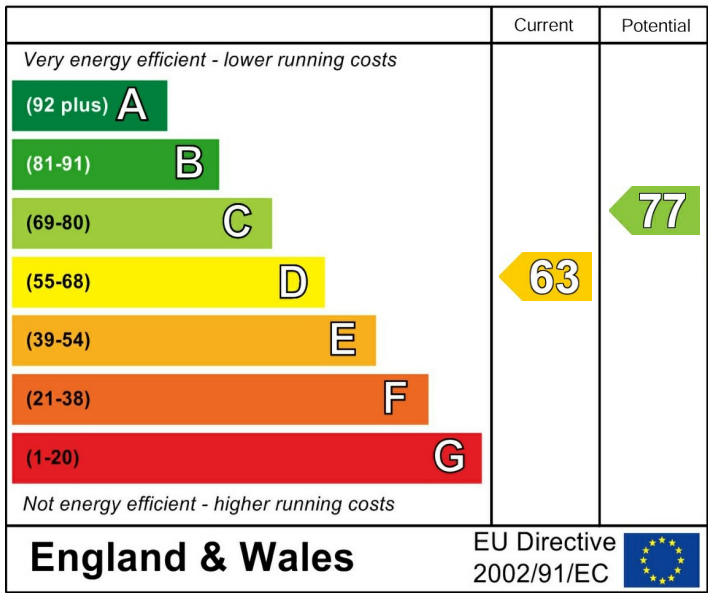
Approx. Gross Internal Area 1709 Sq Ft - 158.77 Sq M
Approx. Gross Garage Area 169 Sq Ft - 15.70 Sq M



Ground Floor
Floor Area 948 Sq Ft - 88.07 Sq M

First Floor
Floor Area 761 Sq Ft - 70.70 Sq M

Energy Efficiency Rating



RICS Certified Property Measurer

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: 14/8/2026

A&M
ARBON MILLER
EST 1976

A&M
ARBON MILLER
EST 1976

A&M
ARBON MILLER
EST 1976

A&M