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351 Fullwell Avenue  
Clayhall, Essex IG5 0RR  
Price guide £425,000



## 351 Fullwell Avenue, Clayhall, Essex IG5 0RR

\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\* Charming 3-Bedroom Mid-Terrace Home in the Heart of Clayhall. Nestled in the sought-after neighborhood of Clayhall, this well-presented 3-bedroom mid-terrace house offers a perfect blend of comfort, practicality, and location. Spanning approximately 960 sq ft, the home features a bright and spacious lounge, complemented by a separate kitchen/diner—ideal for both everyday living and entertaining. The ground floor includes a family bathroom and a separate W/C, adding convenience for busy households. Outside, a private rear garden provides a relaxing outdoor space, while a garage is available for purchase under separate negotiation, offering additional storage or parking options. Situated within walking distance of the highly regarded Glade Primary School and Caterham High School, this property is perfect for families looking to settle in a friendly, well-connected community. Don't miss the opportunity to make this house your home—early viewing is highly recommended.

### FRONT GARDEN

Mainly laid to lawn, mature shrub and flower beds.

### ENTRANCE PORCH 5'2' x 4'8' (1.57m x 1.42m)

Obscure glazed aluminium double doors, obscure glazed wooden door with fixed sidelight and fanlight over leading to:

### ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, obscure glazed UPVC door leading to rear garden, doors to:

### LOUNGE 14'4 x 13'7 (4.37m x 4.14m)

Double glazed window with fanlights over, further two light double glazed window to flank, radiator, Rayburn fireplace with tiled hearth, door to:

### KITCHEN/DINER 13'7 x 10'6' (4.14m x 3.20m')

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, plumbing for washing machine, gas cooker point, radiator, double glazed window, extractor fan, double glazed sliding door with fixed sidelight leading to rear garden, wood strip flooring.

### BATHROOM 5'7 x 4'8 (1.70m x 1.42m)

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, heated towel rail, tiled walls, extractor fan, electric shaver point, two light obscure double glazed offering borrowed light from the entrance hall.

### SEPARATE WC 2'5 x 4'8 (0.74m x 1.42m)

Low level wc, wall mounted Valiant boiler, radiator, part tiled walls, obscure double glazed window.

### FIRST FLOOR LANDING

Two light double glazed window, radiator, doors to:

### BEDROOM ONE 13'9 x 9'2' (4.19m x 2.79m')

Fitted wardrobes to one wall, two light double glazed window with fanlight over, radiator, storage cupboard.

### BEDROOM TWO 13'7 x 7'9 (4.14m x 2.36m)

Two light double glazed window, radiator, access to loft, storage cupboard.

### BEDROOM THREE 10'7 x 7'5 (3.23m x 2.26m)

Double glazed window, radiator, door to eaves storage.

### REAR GARDEN

Paved patio area, brick built sheds, pathway leading to rear, remainder mainly laid to lawn, mature tree and shrubs, rear pedestrian access.

### GARAGE

AVAILABLE UNDER SEPARATE NEGOTIATION - In block access. NB The garage is on a separate title and can be purchased separately with a 91 year lease remaining.

### COUNCIL TAX

London Borough of Redbridge - Band D

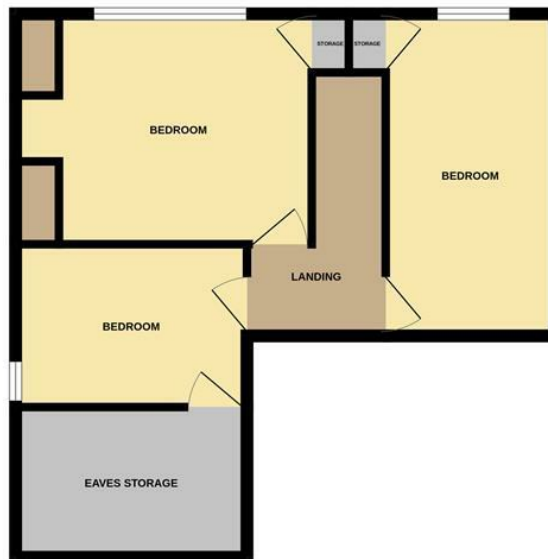
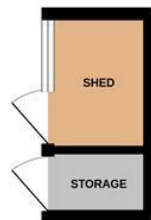
### AGENTS NOTE

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.



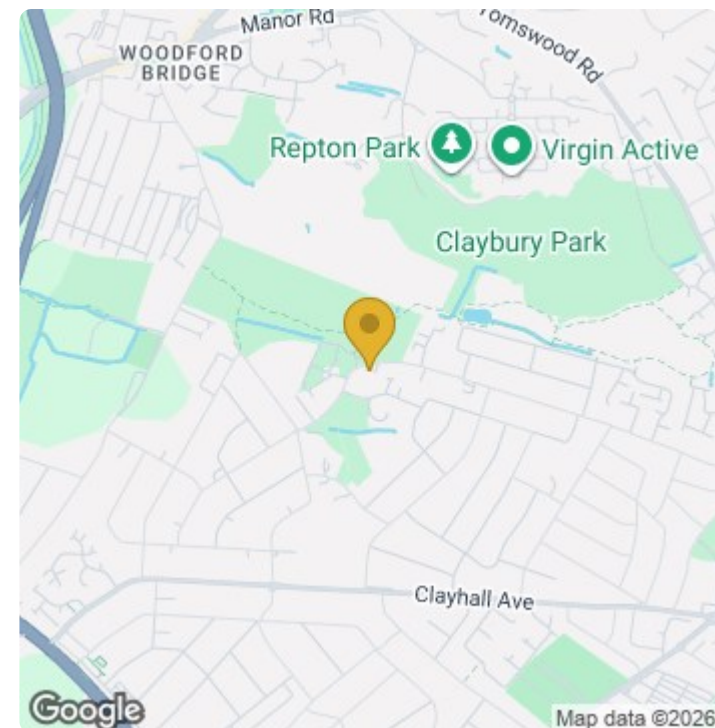
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



