
A&M
ARBON MILLER
EST 1976
63 Kirkland Avenue
Clayhall, Essexx IG5 0TN
Price guide £475,000

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63 Kirkland Avenue, Clayhall, Essexx IG5 0TN

*** PRICE GUIDE £475,000 - £500,000 *** CHAIN FREE *** Situated on a popular residential turning in the heart of Clayhall, this extended two-bedroom semi-detached bungalow on Kirkland Avenue, IG5 is offered to the market chain-free, presenting an excellent opportunity for buyers seeking a home ready to move into with further potential. The property benefits from off-street parking with a covered carport, well-proportioned accommodation and a substantial rear garden, ideal for outdoor entertaining or future landscaping. Kirkland Avenue is conveniently positioned for the shops, cafés and everyday amenities of Clayhall Avenue and Barkingside High Street, while Barkingside and Gants Hill Underground Stations (Central Line) provide straightforward access into Central London. The area is also well served by a selection of highly regarded local schools and green spaces, making this an attractive choice for downsizers, first-time buyers or those seeking single-storey living in a well-connected neighbourhood.

L-SHAPED ENTRANCE HALL 14'5 x 3'8 to extremes (4.39m x 1.12m to extremes)
Composite door with leaded light style obscure double glazed insert, wood strip flooring, two double radiators, storage cupboard, access to loft, coved cornice, doors to:

RECEPTION ROOM 15'5 into bay x 13'8 (4.70m into bay x 4.17m)
Six light double glazed bay with fanlights over, fireplace surround, two double radiators, coved cornice, two wall light points.

BEDROOM TWO 10'9 x 10'7 (3.28m x 3.23m)
Three light double glazed window with fanlights over, double radiator, coved cornice.

BEDROOM ONE 10'9 x 10'7 (3.28m x 3.23m)
Three light double glazed window with fanlights over, double radiator, coved cornice.

KITCHEN 10'8 x 9'8 to extremes (3.25m x 2.95m to extremes)
Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, four burner gas hob with extractor fan over, plumbing for washing machine, eye level oven, tiled walls, wood strip flooring, coved cornice, double glazed window with obscure fanlights over, opening to:

REAR EXTENSION 19'7 x 7'5 (5.97m x 2.26m)
Two double glazed three light windows with fanlights over, coved cornice, radiator, door to storage room, door to rear garden.

BATHROOM 6'9 x 6'7 (2.06m x 2.01m)
Panel enclosed bath with mixer tap, shower attachment and glazed shower screen, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail, obscure double glazed window with fanlight over.

REAR GARDEN
Paved patio area, remainder laid to lawn, mature tree and shrub borders, shed on hardstanding, outside light, outside tap.

FRONT GARDEN
Providing OFF STREET PARKING. Lawn area, tree and shrub borders. Double doors leading to CAR PORT.

STORAGE ROOM 8'5 x 6'6 (2.57m x 1.98m)
Door to car port, door to rear garden, power and lighting.

CAR PORT 17'7 x 6'6 (5.36m x 1.98m)
Outside tap, power and lighting.

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.





GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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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