

A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976

85 Stoneleigh Road  
Clayhall, Essex IG5 0JE  
£2,900 Per calendar month

## 85 Stoneleigh Road, Clayhall, Essex IG5 0JE

Arbon & Miller are delighted to offer this IMMACULATELY presented extended semi-detached four bedroom family home. The property is situated within the popular Park Hill Primary & Beal High School catchments. Having to the first floor four well proportioned fitted Bedrooms and modern Family Bathroom/wc. The ground floor consists of a great sized Through Lounge, Kitchen Diner, Second Reception Room, Conservatory, Shower and Utility Room. There is a great sized Rear Garden with ample OFF STREET PARKING to the front. Early internal inspection is strongly recommended.

PORCH

ENTRANCE HALL

THROUGH LOUNGE

CONSERVATORY

KITCHEN DINER

HOME OFFICE/STUDY

UTILITY ROOM

SHOWER ROOM

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

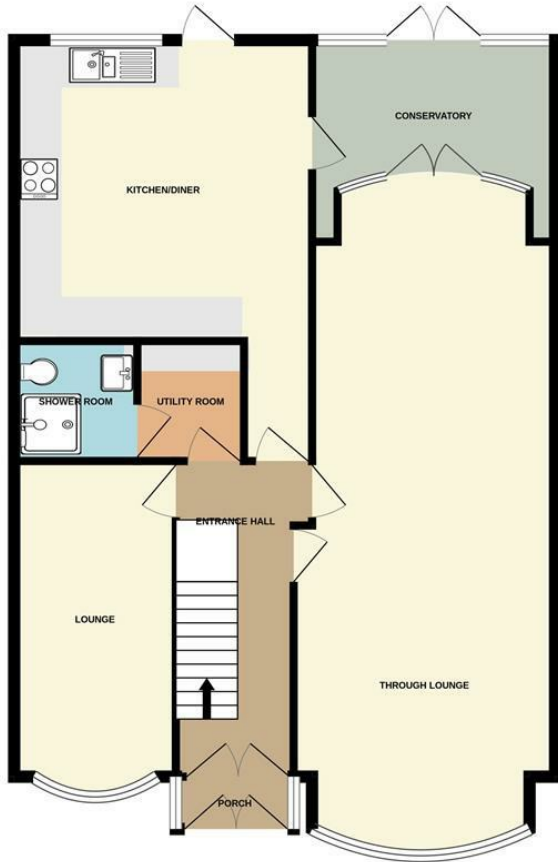
BEDROOM FOUR

FAMILY BATHROOM

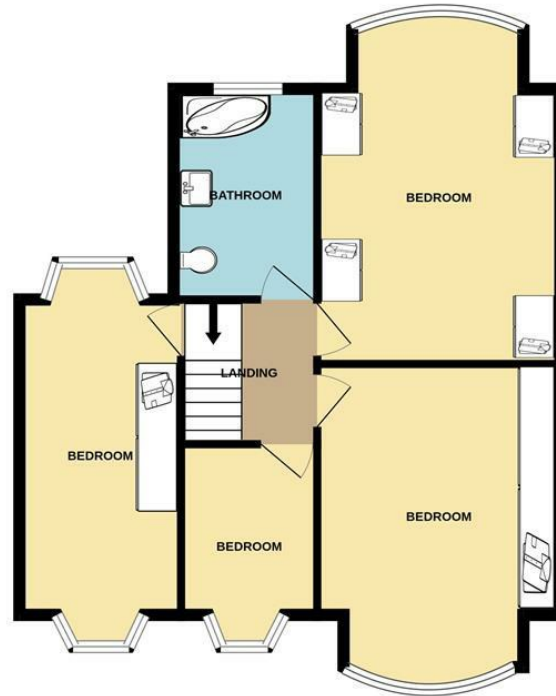
REAR GARDEN



GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.

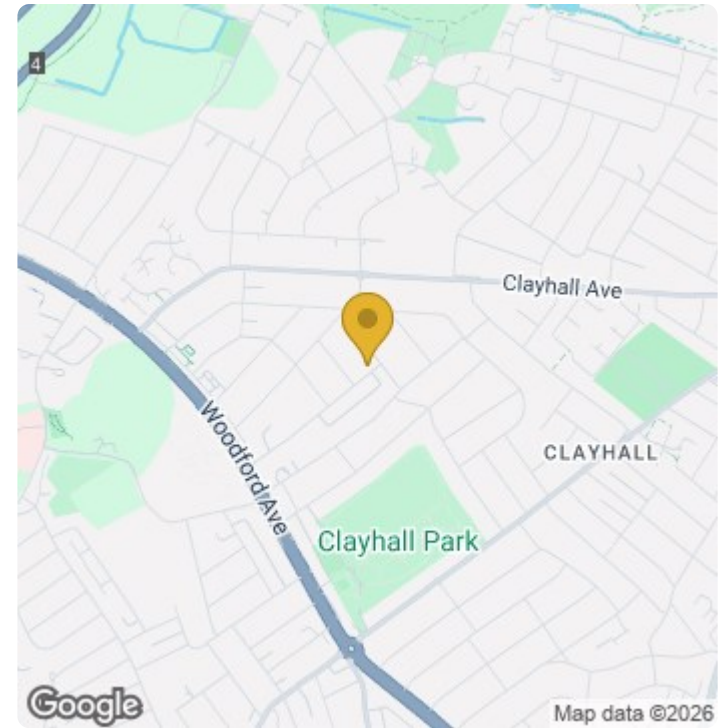


1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 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.  
Made with Metropix ©2023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</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	



A&M  
ARBONMILLER  
EST 1976



A&M  
ARBONMILLER  
EST 1976



A&M  
ARBONMILLER  
EST 1976



A&M  
ARBONMILLER  
EST 1976