

A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976

4 Barrington Close
Clayhall, Essex IG5 0RH
Price £500,000

4 Barrington Close, Clayhall, Essex IG5 0RH

Arbon & Miller are pleased to offer this three bedroom DETACHED family home situated in this quiet cul-de-sac directly off Hurstleigh Gardens OFFERED WITH NO ONGOING CHAIN, and within walking distance to bus services and local shopping facilities. This detached family home with detached garage via own driveway is situated very well for access to local schools. There are several bus stops with access to Barkingside where you will be able to access both Fairlop or Barkingside central line stations.

ENTRANCE PORCH 3'6 x 2'10 (1.07m x 0.86m)

Entrance door, further door to:

ENTRANCE HALL 14'7 x 6'2 (4.45m x 1.88m)

Coved cornice, radiator, understairs storage cupboard.

CLOAKROOM 6'0 x 3'3 (1.83m x 0.99m)

Low level wc, vanity wash hand basin, part tiled walls, radiator, obscure double glazed window to flank.

KITCHEN 9'5 x 7'2 (2.87m x 2.18m)

Wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor fan over, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, wall mounted boiler, part tiled walls, two double glazed windows, door to flank.

LEAN TO 6'6 x 4'2 (1.98m x 1.27m)

Door to rear garden, multi paned windows.

LOUNGE AREA 16'1 x 9'10 (4.90m x 3.00m)

Three light double glazed window, double

glazed sliding patio door, coved cornice, two double radiators. Open to:

DINING AREA 9'5 x 7'4 (2.87m x 2.24m)

Two light double glazed window, radiator, coved cornice, serving hatch to kitchen.

LANDING 8'6 x 6'4 (2.59m x 1.93m)

Double glazed window, storage cupboard housing hot water cylinder, access to loft space.

BEDROOM ONE 13'0 x 9'5 (3.96m x 2.87m)

Three light double glazed window, fitted wardrobes, radiator, coved cornice.

BEDROOM TWO 9'6 x 9'5 (2.90m x 2.87m)

Three light double glazed window, radiator, coved cornice, fitted wardrobes.

BEDROOM THREE 9'8 x 6'4 (2.95m x 1.93m)

Four light double glazed boxed bay window, radiator, coved cornice.

BATHROOM 6'3 x 6'2 (1.91m x 1.88m)

Panel enclosed bath with mixer tap and

shower attachment, pedestal wash hand basin, low level wc, radiator, tiled walls, obscure double glazed window.

REAR GARDEN

Patio area, flower and shrub borders, remainder laid to lawn, side access.

DETACHED GARAGE 16'7 x 8'11 (5.05m x 2.72m)

Up and over door. Accessed via own drive.

FRONT GARDEN

Providing OFF STREET PARKING.

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.



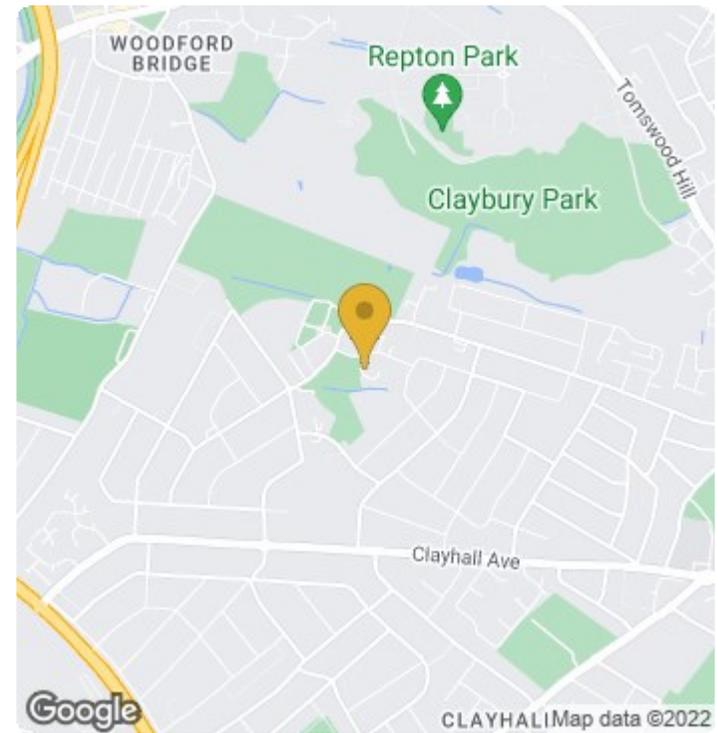


1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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 ©2022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976