

**A&M**  
ARBONMILLER  
EST 1976



**A&M**  
ARBONMILLER  
EST 1976

140 Clayhall Avenue  
Clayhall, Essex IG5 0LE  
Price £850,000

## 140 Clayhall Avenue, Clayhall, Essex IG5 0LE

Welcome to this stunning property on Clayhall Avenue in the sought-after area of Clayhall. This modern and extended semi-detached house boasts over 2000sqft of living space, providing ample room for a growing family. With 5 bedrooms, 3 bathrooms, this property is perfect for those looking for a spacious home in the Beal School Catchment area. The location is highly sought after, offering a peaceful and family-friendly environment. The house itself has been beautifully extended, adding a contemporary touch to the traditional design. The spacious rooms provide plenty of natural light, creating a warm and inviting atmosphere throughout. Located in one of the most desirable areas in Clayhall, this property offers not just a house, but a lifestyle. Don't miss the opportunity to make this house your home and enjoy all the benefits of living in this wonderful community.

### ENTRANCE HALL 21'7 x 6'3 (6.58m x 1.91m)

Tiled floor with underfloor heating, stairs to first floor, spotlights to ceiling, understairs storage cupboard, multi glazed wooden double doors to front reception, further doors to:

### CLOAKROOM 5'5 x 2'8 (1.65m x 0.81m)

Low level wc with hand held water spray, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, extractor fan, spotlights to ceiling.

### FRONT RECEPTION 17'7 into bay x 12'6 (5.36m into bay x 3.81m)

Seven light double glazed leaded light style bay with coloured leaded light style fanlights over, tiled floor with underfloor heating, spotlights to ceiling,, multi glazed double doors with fixed multi glazed sidelights leading to:

### OPEN PLAN KITCHEN/DINER 23'8 x 19'7 to extremes (7.21m x 5.97m to extremes)

Range of wall and base units, Quartz working surfaces, cupboards and drawers, integrated appliances, island with five burner gas hob with extractor hood over and storage under, inset sink unit with mixer tap, integrated dishwasher, eye level oven, eye level microwave, integrated fridge/freezer, skylight window, spotlights to ceiling, tiled floor, double glazed bi fold doors leading to rear garden, door to flank leading to:

### PLAY ROOM 12'6 x 8'6 (3.81m x 2.59m)

Spotlights to ceiling, double radiator, wood strip flooring, double glazed wooden double doors leading to utility room, door to shower room.

### UTILITY ROOM 10'5 x 8'6 (3.18m x 2.59m)

Range of base units, four burner gas hob with extractor fan over, double sink unit with mixer tap, part tiled walls, tiled floor, storage cupboard housing combi boiler and megaflo system, spotlights to ceiling, two light double glazed window with fanlight over, double glazed UPVC door to rear garden.

### SHOWER ROOM 12'4 x 8'6 (3.76m x 2.59m)

Two light leaded light style double glazed window with leaded light style coloured fanlight over, double radiator, tiled floor, corner shower cubicle with hand held shower attachment, rainforest shower head and mixer tap, part tiled walls, vanity unit with wash hand basin and mixer tap, low level wc, extractor fan.

### FIRST FLOOR LANDING 9'5 x 6'2 (2.87m x 1.88m)

Wood strip flooring, inset spotlights to ceiling, double radiator, doors to:

### MASTER BEDROOM 16'9 into bay x 12'7 (5.11m into bay x 3.84m)

Seven light double glazed leaded light style bay window with coloured leaded light style fanlights over, inset spotlights to ceiling, double radiator, door to:

### ENSUITE SHOWER ROOM 6'2 x 5'7 (1.88m x 1.70m)

Shower cubicle with glazed screen, rainforest shower head, shower attachment and mixer tap, vanity unit with wash hand basin and mixer tap, low level wc with hand held water spray, tiled walls, tiled floor, heated towel rail, heated spotlights to ceiling, shaving point, leaded light double glazed window with fanlight over.

### BEDROOM TWO 12'7 x 9'7 (3.84m x 2.92m)

Double glazed double doors to Juliette Balcony, vertical wall mounted radiator, wood strip flooring, spotlights to ceiling.

### BEDROOM THREE 12'6 to extremes x 8'7 (3.81m to extremes x 2.44m;2.13m)

Two light leaded light style double glazed window with fanlight over, wood strip flooring, radiator, inset spotlights to ceiling.

### BEDROOM FOUR 11'7 to extremes x 8'7 (3.53m to extremes x 2.62m)

Double glazed window with fanlight over, wood strip flooring, radiator, inset spotlights to ceiling.

### BATHROOM 9'7 x 6'2 (2.92m x 1.88m)

Tiled enclosed bath with mixer tap and shower attachment, low level wc with hand held water spray, vanity unit with wash hand basin and mixer tap, shower cubicle with glazed screen, rainforest shower head, hand held shower attachment and mixer tap, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, coved cornice, extractor fan, obscure double glazed window with fanlight over.

### SECOND FLOOR LANDING 10'3 x 5'9 (restricted head height) (3.12m x 1.75m (restricted head height))

Two double glazed Velux skylight windows, wood strip flooring, spotlights to ceiling, door to:

### BEDROOM FIVE 10'3 x 8'6 (3.12m x 2.59m)

Two light double glazed window, further double glazed window, radiator, wood strip flooring, inset spotlights to ceiling.

### STORAGE/PLAY ROOM 11'1 x 10'8 to extremes (3.38m x 3.25m to extremes)

Restricted head height. Eaves storage, spotlights to ceiling, plumbing for bath.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles. Composite door with obscure leaded light style double glazed insert and double glazed leaded light style fanlight.

### REAR GARDEN

Tiled patio area, remainder laid to lawn, mature tree and shrub border, rear access to:

### DETACHED GARAGE

Accessed via Marlands Road.

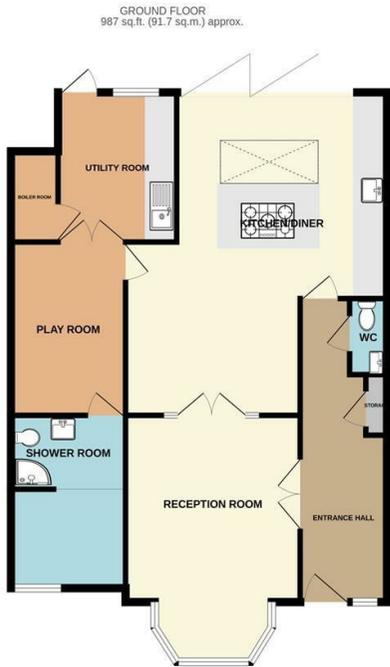
### COUNCIL TAX

London Borough of Redbridge - Band G

### AGENTS NOTE

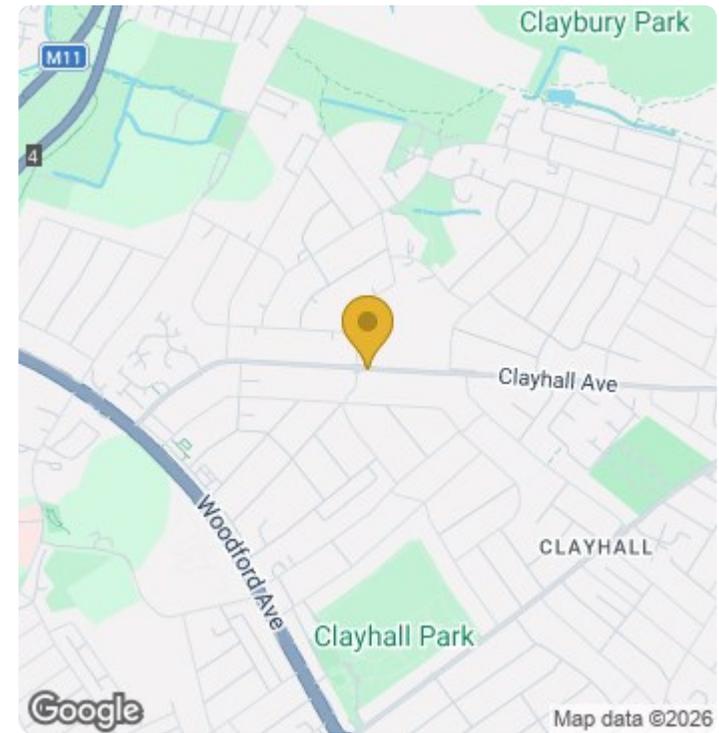
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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 ©2024



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</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