

**A&M**  
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EST 1976



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7 Barrington Close  
Clayhall, Essex IG5 0RH  
£2,400 Per calendar month

## 7 Barrington Close, Clayhall, Essex IG5 0RH

A newly refurbished four-bedroom detached home situated in the sought-after location of CLAYHALL. This well-presented property offers spacious and modern living throughout, making it ideal for families or professional tenants. The accommodation comprises four generously sized bedrooms, a bright reception area, a contemporary fitted kitchen, and stylish bathroom facilities. Externally, the property benefits from a private rear garden, off-street parking, and a detached garage, providing excellent storage or additional parking options. Conveniently located close to well-regarded local schools, shops, and excellent transport links, this home offers both comfort and practicality in a desirable residential setting.

### ENTRANCE HALL 7'9" x 2'10" (2.36 x 0.86)

Entrance door, coved cornice, obscure multi glazed door to reception, door to:

### CLOAKROOM 7'1" x 3'7" (2.16 x 1.09)

Low level wc, suspended wash hand basin with tiled splashback, radiator, obscure double glazed window with fanlight over, tiled floor.

### RECEPTION ROOM 17'1" x 15'5" (5.21 x 4.70)

Three light double glazed window with fanlight over, wood strip style flooring, two radiators, coved cornice, understairs meter and storage cupboard, double glazed window to flank, stairs to first floor, archway to:

### DINING AREA 11'4" x 9'0" (3.45 x 2.74)

Wood strip style flooring, coved cornice, radiator, double glazed double doors to rear garden, door to:

### KITCHEN 12'3" x 8'0" (3.73 x 2.44)

Base and wall units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor fan above, sink top

with mixer tap, radiator, tiled floor, part tiled walls, wall mounted boiler, two light double glazed window with fanlight over, double glazed door to flank.

### LANDING

Obscure double glazed window to flank, loft access, storage cupboard currently housing hot water cylinder, wood strip style flooring, door to all rooms.

### BEDROOM ONE 13'0" x 10'6" (3.96 x 3.20)

Three light double glazed window with fanlight over, wood strip style flooring, radiator, fitted wardrobe cupboard.

### BEDROOM TWO 10'6" x 9'0" (3.20 x 2.74)

Two light double glazed window with fanlight over, wood strip style flooring, radiator.

### BEDROOM THREE 10'0" into door recess x 6'4" (3.05 into door recess x 1.93)

Two light double glazed window with fanlight over, wood strip style flooring, radiator, fitted wardrobe cupboard.

### BEDROOM FOUR 9'0" x 6'4" (2.74 x 1.93)

Two light double glazed window with fanlight over, wood strip style flooring, radiator.

### BATHROOM

Panel enclosed bath with mixer tap and shower attachment, low level wc, corner pedestal wash hand basin, tiled floor, tiled walls, extractor fan, heated towel rail, obscure double glazed window to flank.

### REAR GARDEN

Approx 35' x 29' with paved patio area, outside tap, pedestrian gate to side access, door to garage, remainder laid to lawn.

### GARAGE 17'0" x 9'0" (5.18 x 2.74)

Electric up and over door, power and lighting.

### FRONT GARDEN

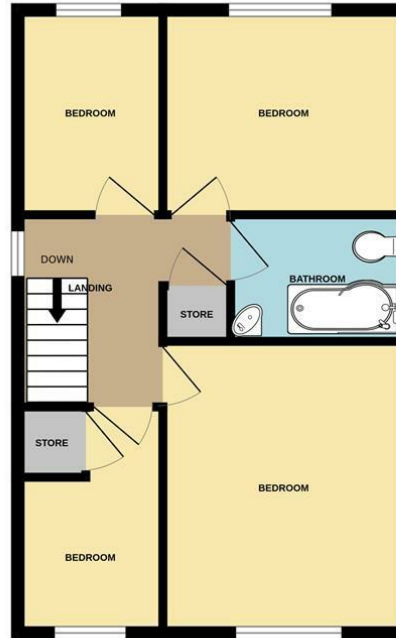
Providing MULTIPLE CAR PARKING SPACE.



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

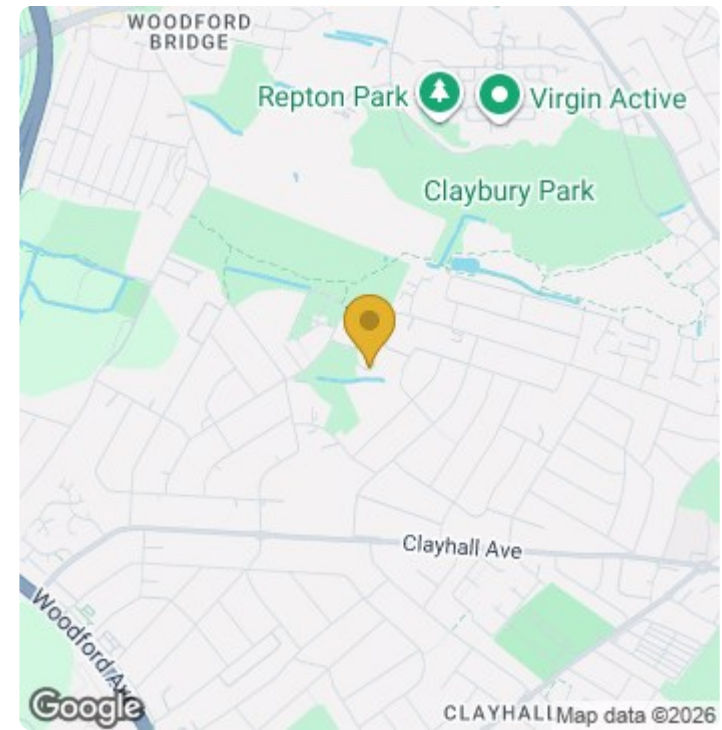


1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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.  
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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>86</b>
(69-80) <b>C</b>	<b>70</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	



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