
A&M
ARBONMILLER
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6 Bysouth Close
Clayhall, Essex IG5 0XN
Price £540,000

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6 Bysouth Close, Clayhall, Essex IG5 0XN

*** CHAIN FREE *** Arbon & Miller are pleased to offer this beautifully presented three-bedroom semi-detached family home, situated in a popular residential cul-de-sac in Clayhall and benefiting from a substantial rear extension, detached garage and multiple off-street parking. The ground floor comprises an entrance porch and hallway leading to a bright 16'1 into bay x 10'10 reception room with feature fireplace. To the rear is an impressive 16'9 x 15'1 kitchen/dining room extension, fitted with an extensive range of units, Quartz work surfaces, breakfast-bar island, feature lantern skylight and bi-folding doors opening onto the garden. There is also a separate utility room and 7'7 x 3'7 ground-floor shower room. To the first floor are three bedrooms, with the principal bedroom measuring 13'9 into bay x 11'2 and benefiting from extensive fitted storage and plantation shutters. Bedroom two measures 11'2 x 10'2 and bedroom three 8'6 x 7'7, together with a spacious 8'6 x 7'7 family bathroom. Externally, the property enjoys an approximately 50 ft rear garden with paved entertaining areas, raised borders and artificial lawn. A 19' x 9'10 detached garage is positioned to the rear and accessed via the shared driveway, while the frontage provides multiple off-street parking. Bysouth Close is well placed for local shops, amenities, schools and Central Line services. The property is also conveniently positioned for Claybury Park, with its picturesque lake, Ancient Woodland, children's play area and outdoor public gym. Offering generous extended accommodation, two bathrooms, excellent parking and storage provision and a desirable Clayhall location, this is a particularly well-rounded desirable family home. Early viewing is recommended.

ENTRANCE PORCH
Obscure leaded light style double glazed double entrance doors with fixed sidelights, wood strip style flooring, part glazed entrance door to:

ENTRANCE HALL
Enclosed radiator, coved cornice, wood strip style flooring, meter and storage cupboard understairs, stairs to first floor, multi glazed door to kitchen/diner extension and reception room.

RECEPTION ROOM 16'1 into bay x 10'10 (4.90m into bay x 3.30m)
Six light leaded light style double glazed square bay with fanlights over, feature fireplace surround with gas fire, marble inset, raised hearth and wooden mantle, spotlights to ceiling, contemporary radiator, part open planned to:

FEATURE KITCHEN/DINER EXTENSION 16'9 x 15'1 to extremes (5.11m x 4.60m to extremes)
Extensive range of wall and base units, Quartz working surfaces, cupboards and drawers, built-in oven with recess currently housing microwave oven, recess for American style fridge/freezer, inset induction hob with canopy extractor fan over, sink bowl with mixer tap, matching front to integrated dishwasher, breakfast bar island with built-in cupboards, lantern top feature skylight window, tiled floor, two contemporary upright radiator, feature bi folding doors with integrated blinds, double glazed window to rear aspect, door to shower room, further door to:

UTILITY ROOM
Wall mounted Vailant combi boiler, plumbing for washing machine, tiled floor.

FEATURE SHOWER ROOM 7'7 x 3'7 (2.31m x 1.09m)
Tiled shower cubicle with thermostatically controlled shower unit, vanity unit with wash hand basin and cupboard under, low level wc, feature tiled walls, upright heated towel rail, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window to rear aspect.

FIRST FLOOR LANDING
Access to loft.

BEDROOM ONE 13'9 into bay x 11'2 (4.19m into bay x 3.40m)
Extensive range of fitted wardrobe cupboards, bedside tables and corner niches with glazed shelving, overhead storage, matching dressing table with inset drawers, six light leaded light style double glazed square bay with fanlights over and plantation shutters.

BEDROOM TWO 11'2 x 10'2 (3.40m x 3.10m)
Two light double glazed window with fanlight over to rear aspect, radiator, wood strip style flooring.

BEDROOM THREE 8'6 x 7'7 (2.59m x 2.31m)
Two light leaded light style double glazed window with fanlight over and plantation shutters, extensive range of fitted wardrobe cupboards with overhead storage, inset shelving and matching chest of drawers, radiator, wood strip style flooring.

BATHROOM 8'6 x 7'7 (2.59m x 2.31m)
Panel enclosed Spa bath with mixer tap and separate thermostatically controlled shower unit, vanity unit with wash hand basin and cupboard below, low level wc, tiled floor, tiled walls, obscure double glazed window with fanlight over to rear aspect, spotlights to ceiling, contemporary heated towel rail.

REAR GARDEN
Approx 50' rear garden with feature paving with raised blockwork border, outside tap, outside soffit lighting, small artificial lawn area to rear, aluminium side gate.

DETACHED GARAGE 19' x 9'10 (5.79m x 3.00m)
Double glazed door and windows. Access via shared driveway.

FRONT GARDEN
Blocked paved front garden providing MULTIPLE OFF STREET PARKING.

COUNCIL TAX
London Borough of Redbridge - Band D

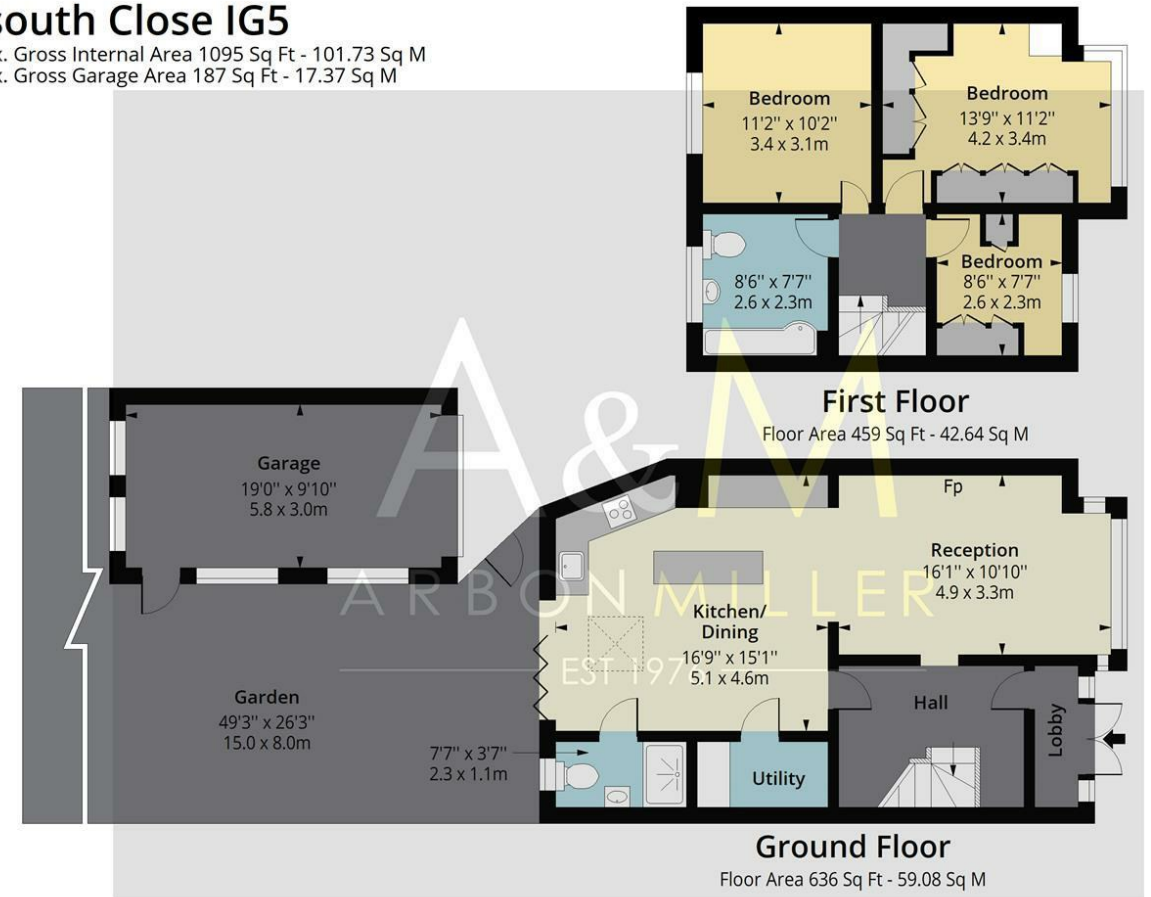
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.

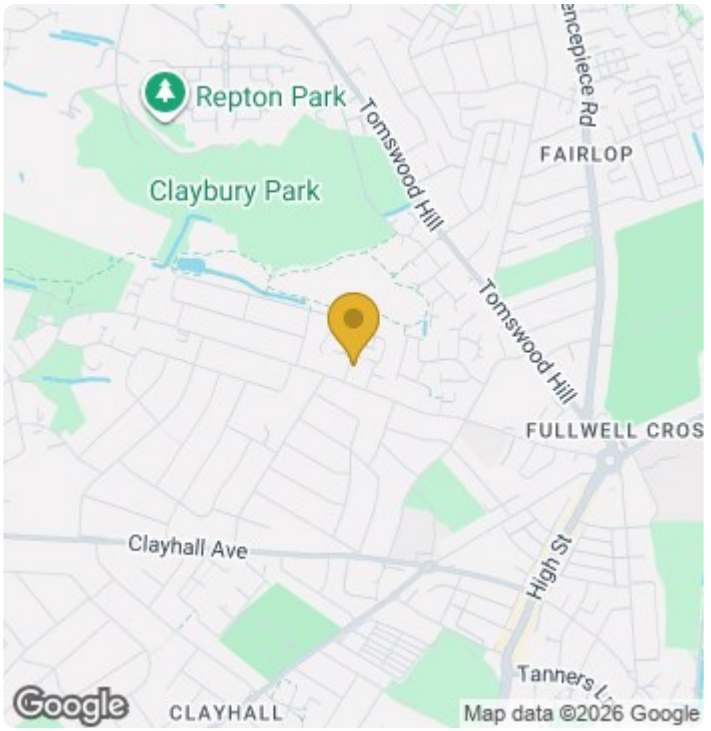




Bysouth Close IG5

Approx. Gross Internal Area 1095 Sq Ft - 101.73 Sq M
Approx. Gross Garage Area 187 Sq Ft - 17.37 Sq M





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 29/10/2026


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