



## 191A Fullwell Avenue, Clayhall, Essex IG5 0XA

SOLD WITH THE BENEFIT OF A RECENTLY EXTENDED LEASE Arbon & Miller are delighted to offer this first floor two bedroom purpose built maisonette positioned within close proximity of local bus services which offer direct links to Barkingside High Street with its array of restaurants, cafe's and local amenities . Fairlop central Line station is located within a 1 mile of the property for direct access to central London. The property boasts a spacious Reception Room, Kitchen, two well proportioned Bedrooms and fitted Bathroom. Externally, the property benefits from a private Rear Garden. An early inspection is highly recommended.

### ENTRANCE HALL

Obscure glazed entrance door, coved cornice, storage and meter cupboards, double radiator, access to loft.

### LOUNGE 14' into bay x 10'5 (4.27m into bay x 3.18m)

Four light double glazed half bay with fanlight over, double radiator, coved cornice, brick built fireplace surround, laminated style wood strip flooring.

### KITCHEN 7' x 6' (2.13m x 1.83m)

Base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, wall hung combi boiler, plumbing for washing machine, part tiled walls, two light double glazed window with fanlight over to rear.

### BEDROOM ONE 10'5 x 9'4 (3.18m x 2.84m)

Three light double glazed window with fanlight over to rear, radiator, coved cornice.

### BEDROOM TWO 9'4 x 9' (2.84m x 2.74m)

Two light double glazed window with

fanlight over to front, radiator, coved cornice.

### BATHROOM 5'5 x 5'3 (1.65m x 1.60m)

Tiled enclosed bath with mixer tap and shower attachment, low level wc, suspended wash hand basin with mixer tap, heated towel rail, tiled walls, spotlights to ceiling. obscure double glazed window with fanlight over to flank.

### REAR GARDEN

Own rear garden mainly laid to lawn.

### LEASE

169 years remaining.

### GROUND RENT

£120 per annum.

### AGENTS NOTE

All lease information needs to be verified by the respective solicitors

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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

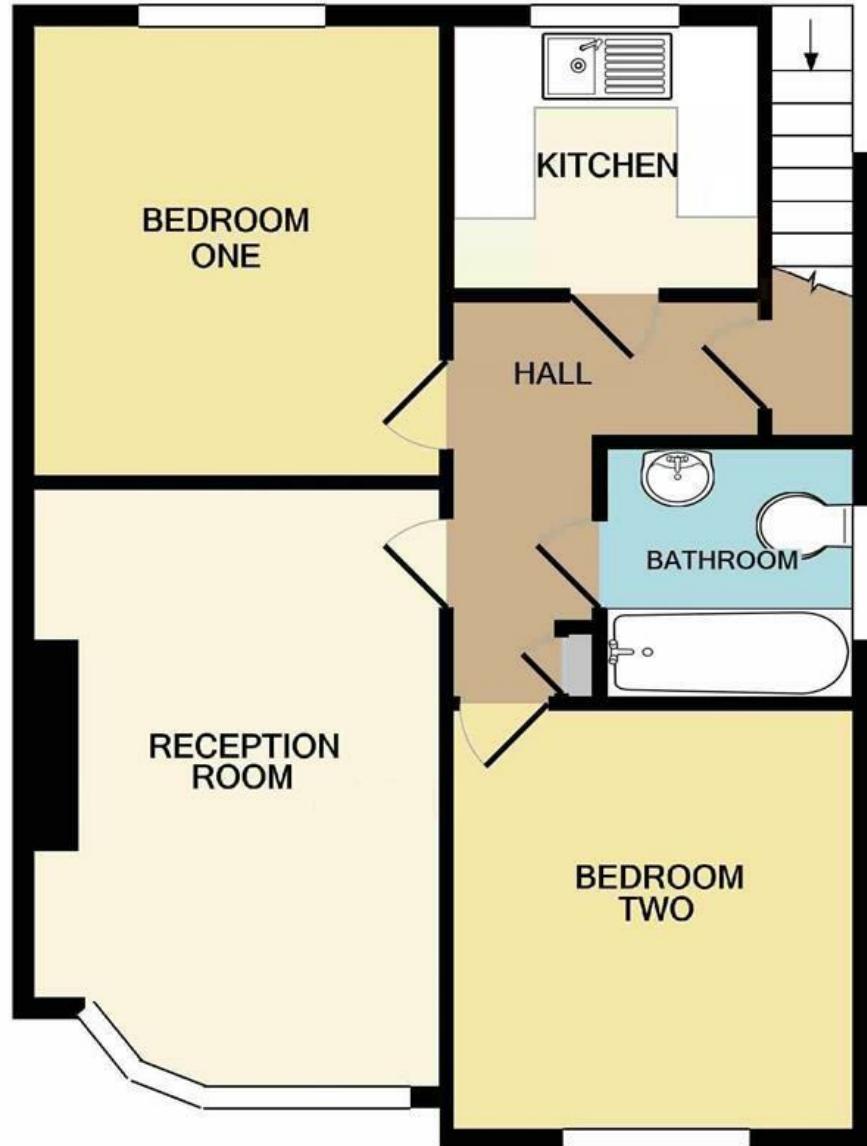
particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



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TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B	77	
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

