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249 Stradbroke Grove
Clayhall, Essex IG5 0DH
Price guide £550,000

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*** GUIDE PRICE £550,000 - £575,000 *** CHAIN FREE *** Welcome to this charming semi-detached home located on Stradbroke Grove in the sought-after area of Clayhall. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone in the household. Situated close to local popular schools Parkhill Primary and Beal High School, this house is ideal for families with children. The property features modern decoration throughout, giving it a fresh and inviting feel. The wide rooms and high ceilings add to the sense of space and airiness, creating a comfortable living environment. One of the most exciting aspects of this property is the further scope for development. Whether you're looking to expand the existing layout or add your own personal touch. Don't miss out on the opportunity to own this wonderful family home in a desirable location. Contact us today to arrange a viewing and start envisioning the possibilities that this property has to offer.

ENTRANCE PORCH 6'6 x 3'7 (1.98m x 1.09m)

UPVC double glazed double doors with leaded light style inserts, fanlights and fixed sidelights, wooden door with obscure glazed fixed sidelights leading to:

ENTRANCE HALL 15'5 x 7'4 to extremes (4.70m x 2.24m to extremes)

Stairs to first floor, understairs storage cupboard, door to shower room, double radiator, wood strip flooring, coved cornice.

SHOWER ROOM 6'8 x 2'9 (2.03m x 0.84m)

Shower cubicle with glazed door, mixer tap and shower attachment, wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

RECEPTION ONE 15'1 into bay x 12'3 (4.60m into bay x 3.73m)

Six light leaded light double glazed bay with leaded light style fanlights over, wood strip flooring, coved cornice, radiator.

EXTENDED RECEPTION TWO 24'2 x 11'3 max (7.37m x 3.43m max)

Coved cornice, two double radiators, wood strip flooring, open to kitchen/diner, double glazed double doors with fixed sidelights and fanlights leading to rear garden.

EXTENDED KITCHEN 20'5 x 8' to extremes (6.22m x 2.44m to extremes)

Range of wall and base units with working

surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, five burner gas hob with extractor hood over, undercounter double oven, plumbing for washing machine, recess for fridge/freezer, tiled splashbacks, Valiant combi wall mounted boiler, spotlights to ceiling, coved cornice, double glazed window with obscure fanlight over, further obscure double glazed window with fanlight over, double radiator, wood strip flooring, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING 8'5 x 8' (2.57m x 2.44m)

Obscure double glazed window to flank with fanlight over, wood strip flooring, access to loft, coved cornice.

BEDROOM ONE 14'4 into bay x 11'6 into wardrobe recess (4.37m into bay x 3.51m into wardrobe recess)

Six light leaded light double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall, wood strip flooring, coved cornice, radiator.

BEDROOM TWO 15'2 into bay x 11'2 into wardrobe recess (4.62m into bay x 3.40m into wardrobe recess)

Three light double glazed bay window with fanlights over, fitted wardrobes to one wall, coved cornice, double radiator, wood strip flooring.

BEDROOM THREE 8'8 x 7' (2.64m x 2.13m)

Three light leaded light style oriel bay with fanlights over, fitted wardrobes to one wall, double radiator, coved cornice.

SHOWER ROOM 7'6 x 7'1 (2.29m x 2.16m)

Double walk-in shower unit with mixer tap, shower attachment and rainforest shower head over, wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN

Paved patio area, mature tree and shrub borders, remainder laid to lawn, pedestrian side access, pedestrian pathway leading to garage.

DETACHED GARAGE 19'10 x 9'4 (6.05m x 2.84m)

Up and over door, power and lighting, UPVC double glazed door, UPVC double glazed window with fanlight over.

FRONT GARDEN

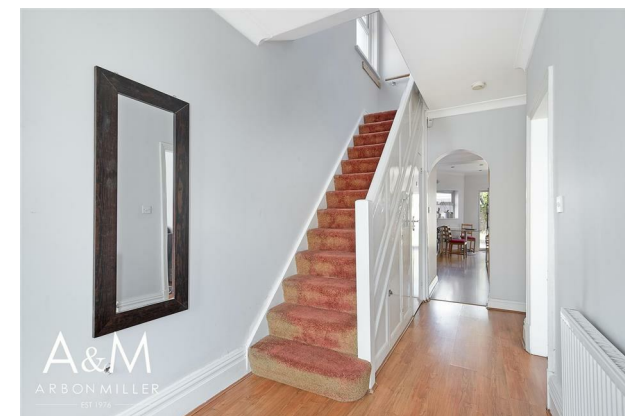
Paved front garden providing OFF STREET PARKING. Shared driveway leading to garage.

COUNCIL TAX

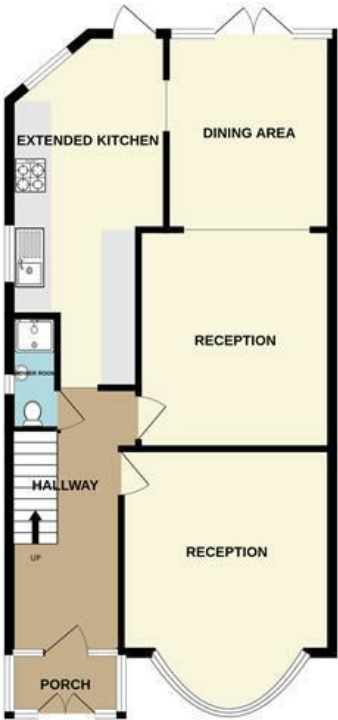
London Borough of Redbridge - Band F

AGENTS NOTE

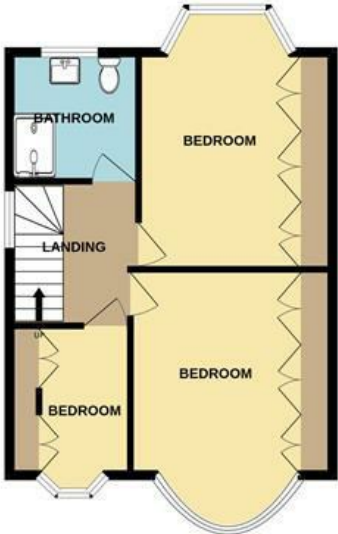
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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