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ARBON MILLER
EST 1976



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24 Caernarvon Drive
Clayhall, Essex IG5 0XD
Price guide £330,000

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**** PRICE GUIDE: £330,000 - £340,000 ** NO ONGOING CHAIN**** We are delighted to offer this immaculately presented, spacious two double bedroom purpose built ground floor maisonette situated in this popular residential turning close to local amenities including the delightful Claybury Park with picturesque lake, Ancient Woodland, Childrens Play Area and outdoor public Gym. This double fronted property offers a spacious kitchen and bathroom and benefits from a PRIVATE REAR GARDEN & LARGE DRIVEWAY. Offered with NO ONGOING CHAIN, this delightful home can only be truly appreciated by carrying out an internal inspection.

ENTRANCE HALL 16'7 x 9'7 to extremes (5.05m x 2.92m to extremes)

UPVC obscure glazed entrance door with fixed sidelight and fanlight over, wood strip flooring, double radiator, coved cornice, storage cupboard, doors to:

RECEPTION ROOM 14'4 into bay x 11'9 (4.37m into bay x 3.58m)

Four light double glazed bay with fanlights over, double radiator, feature fireplace, coved cornice, wood strip flooring.

KITCHEN 9'7 x 9'5 (2.92m x 2.87m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, plumbing for washing machine, gas cooker point with extractor fan over, recess for fridge/freezer, tiled splashbacks, wall mounted Main combi boiler, double glazed window to flank, further obscure double glazed window to flank, UPVC double glazed door with sidelight leading to rear garden.

BEDROOM ONE 13' x 11'9 (3.96m x 3.58m)

Two light double glazed window with fanlights over, double radiator, wood strip flooring, coved cornice.

BEDROOM TWO 13' x 11'4 to extremes (3.96m x 3.45m to extremes)

Three light double glazed window with fanlights over, double radiator, wood strip flooring, coved cornice.

SHOWER ROOM 8'10 x 5'4 to extremes (2.69m x 1.63m to extremes)

Double walk-in shower cubicle with glazed doors, mixer tap hand held shower attachment and Rainforest shower head over, close coupled wc, vanity unit with wash hand basin, mixer tap and tiled splashback, extractor fan, heated towel rail, obscure double glazed window with fanlight over, underfloor heating.

REAR GARDEN

Paved pathway, pedestrian side access, brick built shed, pea shingled border, remainder laid to artificial grass.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles. Mature tree border to one side.

LEASE

102 years remaining

GROUND RENT

£10 per annum

SERVICE CHARGE

£550 per annum including buildings insurance.

COUNCIL TAX

London Borough of Redbridge - Band C

AGENTS NOTE (LEASE ETC)

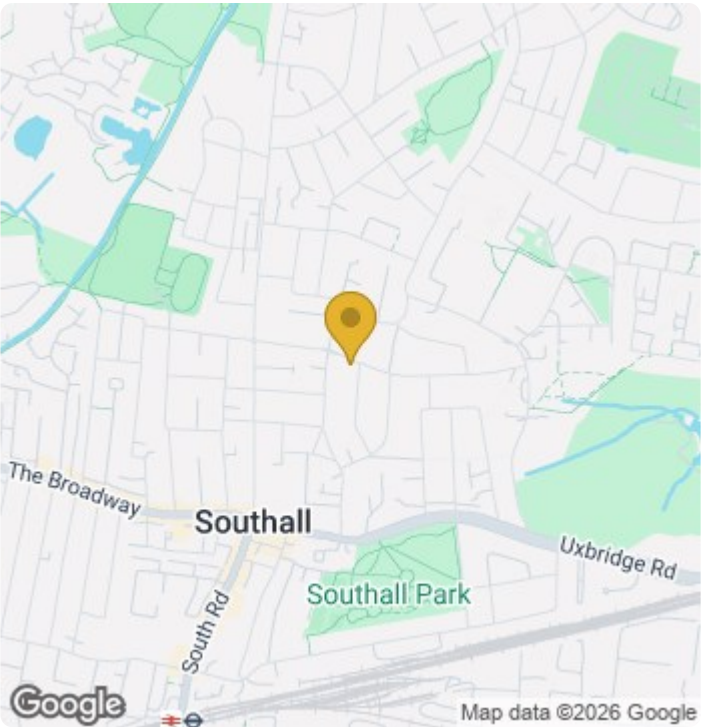
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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
734 sq.ft. (68.2 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(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 : 734 sq.ft. (68.2 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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