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375 Stradbroke Grove  
Clayhall, Essex IG5 0DE  
Price guide £650,000

## 375 Stradbroke Grove, Clayhall, Essex IG5 0DE

Price Guide £650,000 £700,000 An exceptional opportunity to acquire this beautifully extended four-bedroom mid-terrace residence, finished to exacting standards throughout and ideally positioned within this sought-after IG5 location. The property boasts a spacious and elegant through lounge, complemented by modern underfloor heating, creating a warm and contemporary living environment perfect for both family life and entertaining. Externally, the home benefits from off-street parking for two vehicles, adding convenience to its impressive list of features. Situated within close proximity to the highly regarded Park Hill Junior School and within the catchment for Beal High School, this home is perfectly suited for families seeking excellent educational options. The property is also well served by a range of local amenities, including shops, cafes, and restaurants, while excellent transport links nearby provide easy access into Central London and surrounding areas.

### ENTRANCE PORCH

Leaded light style double glazed double doors, tiled floor, wooden double doors with obscure fixed sidelights to:

### ENTRANCE HALL

Stairs to first floor with storage cupboard under, underfloor heating, double feature column radiator, doors to:

### THROUGH LOUNGE 38'1 x 14'1 to extremes (11.61m x 4.29m to extremes)

Six light double glazed bay with obscure leaded light style fanlights over, two feature column radiators, engineered wood flooring with underfloor heating, six wall light points, further feature column radiator, open to rear extension

### KITCHEN 12'2 x 7'3 (3.71m x 2.21m)

Range of wall and base units with working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, plumbing for washing machine and dishwasher, plumbing for tumble dryer, four burner gas hob with extractor hood over, concealed lighting, tiled splashbacks, spotlights to ceiling, open to:

### REAR EXTENSION

Engineered wood flooring with underfloor heating, feature column radiator, door to cloakroom, leaded light style double glazed double doors with sidelights and fanlights leading to rear garden, door to:

### LOBBY

Wall mounted boiler, door to:

### CLOAKROOM

Low level wc, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, heated towel rail, spotlights to ceiling, obscure double glazed window.

### FIRST FLOOR LANDING

Engineered wood flooring, stairs to second floor, doors to:

### BEDROOM ONE 15'1 x 11'10 (4.60m x 3.61m)

Six light double glazed bay with obscure leaded light style fanlights over, radiator, engineered wood flooring with underfloor heating, fitted wardrobes with concealed lighting.

### BEDROOM TWO 15'1 x 11'6 (4.60m x 3.51m)

Engineered wood flooring with underfloor heating, double radiator, five light double glazed bay with obscure leaded light style fanlights over, fitted wardrobes to one wall with concealed lighting.

### BEDROOM THREE 10'2 x 7'3 (3.10m x 2.21m)

Three light oriel bay with obscure leaded light style fanlights over, fitted wardrobes with concealed lighting and high level storage, engineered wood floor with underfloor heating, double radiator.

### BATHROOM 7'7 x 7'3 (2.31m x 2.21m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled

walls, tiled floor, spotlights to ceiling, extractor fan, obscure double glazed window with obscure leaded light style fanlight over, further obscure double glazed window with obscure leaded light style fanlights over.

### SECOND FLOOR LANDING

Spotlight, door to:

### BEDROOM FOUR/LOFT ROOM 16'9 x 12'10 (5.11m x 3.91m)

Two double glazed skylight windows, spotlights to ceiling, eaves storage.

### REAR GARDEN

Approx 55ft Paved patio area, lawn area, mature tree and shrub borders, hardstanding to rear with shed, outside light, outside tap.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING for two vehicles.

### COUNCIL TAX

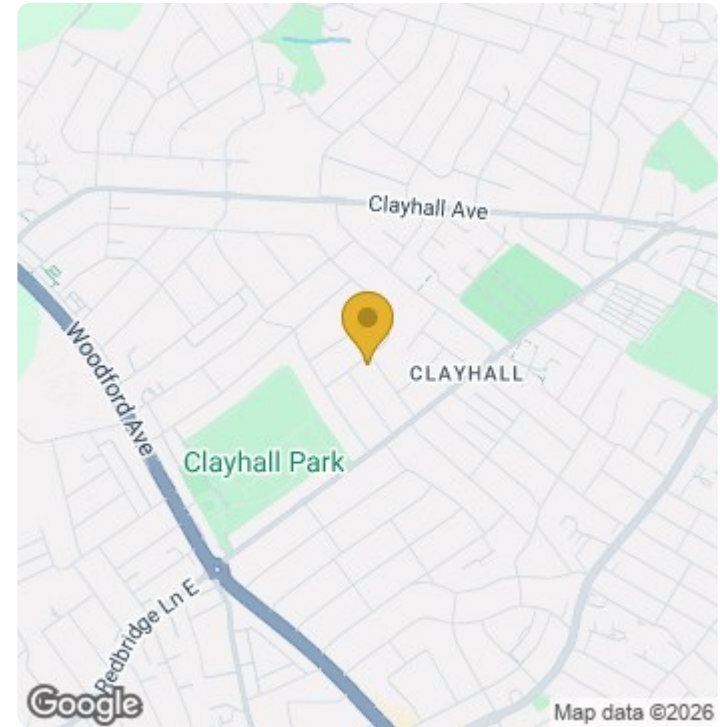
London Borough of Redbridge - Band E

### 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.



Approx. Gross Internal Area 1449 Sq Ft - 134.61 Sq M (Excluding Eaves Storage)



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: 28/4/2026

### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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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