



## 1A Chadacre Avenue, Clayhall, Essex IG5 0JQ

\*\*\* GUIDE PRICE £800,000 - £875,000 \*\*\* A spacious and beautifully extended four-bedroom family home ideally situated on the sought-after Chadacre Avenue, IG5. This impressive property offers generous and versatile living accommodation, perfect for modern family life. The ground floor features two well-proportioned reception rooms, providing excellent space for both relaxing and entertaining, along with a fitted kitchen and access to the large integral double garage, offering ample storage or potential for further conversion (subject to the necessary consents). Upstairs, the standout feature is the exceptional 25'3" master bedroom complete with its own en-suite bathroom, creating a superb private retreat. The property also benefits from three additional bedrooms and a family bathroom, making it ideal for growing families. Located in a popular residential area, the home is within easy reach of well-regarded local schools, a variety of shops and everyday amenities, and convenient transport links including nearby bus routes and access to Fairlop and Barkingside Underground Stations (Central Line). An early viewing is highly recommended to appreciate the space and potential this fantastic family home has to offer.

### ENTRANCE PORCH

UPVC entrance door with double glazed leaded light style inserts and double glazed leaded light style sidelights and fanlights over, tiled floor, obscure UPVC double glazed door and obscure double glazed fixed sidelight and fanlight over leading to:

### ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, coved cornice, doors to:

### RECEPTION ONE 15'1 into bay x 12'10 (4.60m into bay x 3.91m)

Five light leaded light style double glazed bay with leaded light style fanlights over, double radiator, coved cornice, five wall light points.

### RECEPTION TWO 13'1 x 11'10 (3.99m x 3.61m)

Stone fireplace surround with electric fire, five wall light points, two radiators, window to kitchen/diner providing borrowed light.

### ORIGINAL KITCHEN AREA

Range of wall and base units working surfaces, cupboards and drawers, wood strip flooring, coved cornice, double radiator, door with fixed sidelight and fanlight over leading to:

### KITCHEN/BREAKFAST EXTENSION 34'5 x 8'6 to extremes (10.49m x 2.59m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, recess for four burner gas hob with extractor fan over, inset sink top unit with mixer tap, wood strip flooring, multiple double glazed windows with fixed fanlights over, three double radiators, double glazed sliding door with fixed sidelight leading to rear garden, door to garage.

### FIRST FLOOR LANDING

Coved cornice, access to loft, radiator, doors to:

### BEDROOM ONE 25'3 x 22'4 to extremes (7.70m x 6.81m to extremes)

Two leaded light style double glazed window with leaded light style fanlights over, further obscure leaded light style window with leaded light style fanlight over to flank, three double radiator, further single radiator, seven wall light points, coved cornice, door to:

### ENSUITE BATHROOM 10'10 x 7'3 (3.30m x 2.21m)

Panel enclosed bath with mixer tap and shower attachment, close coupled wc, double walk in shower cubicle with mixer tap, shower attachment and rainforest shower head over, tiled walls, tiled floor, vanity unit with wash hand basin, mixer tap and Quartz countertop, heated towel rail, mirror with concealed lighting, spotlights to ceiling, obscure leaded light style double glazed window with leaded light style fanlight over, underfloor heating.

### BEDROOM TWO 15'5 into bay x 11'6 into wardrobe recess (4.70m into bay x 3.51m into wardrobe recess)

Fitted wardrobes to one wall with matching dresser, five light leaded light style double glazed bay with leaded light style fanlights over, double radiator.

### BEDROOM THREE 13'1 into wardrobe recess x 11'6 (3.99m into wardrobe recess x 3.51m)

Leaded light style double glazed window with leaded light style fanlights over, fitted mirrored wardrobes to one wall, radiator, coved cornice.

### BEDROOM FOUR 9'6 x 7'10 (2.90m x 2.39m)

Two light leaded light style double glazed window with leaded light style fanlights over, coved cornice, radiator.

### SHOWER ROOM 7'10 x 7'7 (2.39m x 2.31m)

Glass shower enclosure with electric shower with shower attachment, vanity unit with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, storage cupboard housing hot water tank, obscure leaded light style window with obscure leaded light style fanlight over.

### REAR GARDEN

Paved patio area, lawn area, outside light.

### INTEGRAL GARAGE

Two electric roller shutters, wall mounted boiler, two leaded light style double glazed window with leaded light style fanlights over, power and lighting, water tap, door to side access.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Mature shrub border.

### COUNCIL TAX

London Borough of Redbridge - Band G

### 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.



# Chadacre Avenue, IG5

Approx. Gross Internal Area 1989 Sq Ft - 184.78 Sq M

Approx. Gross Garage Area 510 Sq Ft - 47.38 Sq M

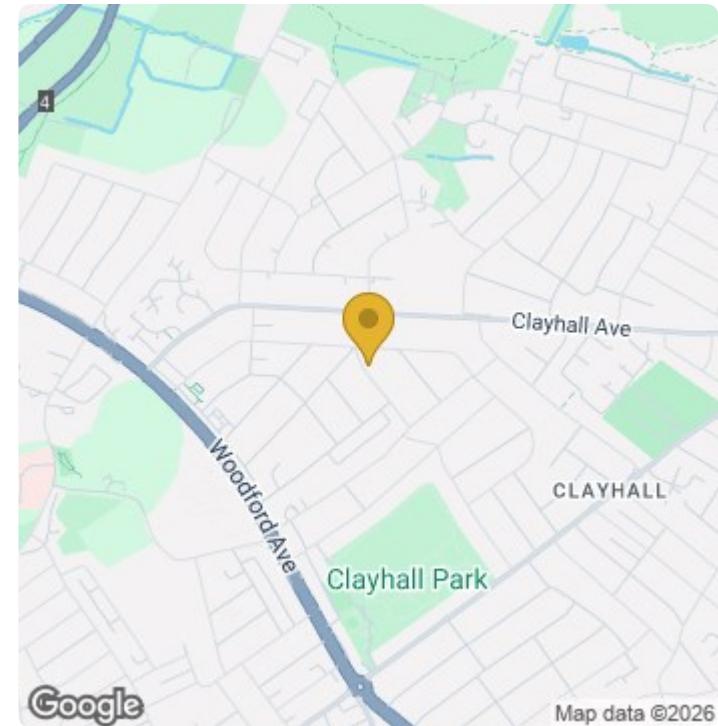


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.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

Date: 4/2/2026



Certified  
Property  
Measurer



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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