



8 Jerningham Avenue, Clayhall, Essex IG5 0UG

Price £495,000

Arbon & Miller are delighted to offer this extended semi-detached bungalow with DOUBLE DETACHED GARAGE via own driveway, which offers ideal scope for development subject to planning permission, The property offers 2 bedrooms, extended lounge/diner, extended kitchen and shower room/wc. To the rear is a good size rear garden and off street parking to the front providing off street parking and double gates leading to garage.



ENTRANCE PORCH

5'3 x 4'6 max (1.60m x 1.37m max)

Double glazed entrance door, further entrance door to:

ENTRANCE HALL

10'0 x 3'5 (3.05m x 1.04m)

Radiator, coved cornice.

BEDROOM ONE

13'2 into bay and wardrobe x 10'0 (4.01m into bay and wardrobe x 3.05m)

Five light double glazed bay window, radiator, fitted mirrored wardrobes to one wall, coved cornice.

BEDROOM TWO

11'7 into wardrobe x 8'11 (3.53m into wardrobe x 2.72m)

Three light double glazed window, double radiator, fitted wardrobe, coved cornice.

SHOWER ROOM

9'10 x 5'10 (3.00m x 1.78m)

Walk-in shower cubicle with inset shower unit, low level wc, vanity wash hand basin with mixer tap, storage cupboard housing hot water cylinder, heated towel rail, tiled walls, tiled floor, obscure double glazed window to flank.

EXTENDED LOUNGE

16'3 x 12'9 max (4.95m x 3.89m max)

Double glazed window, feature fire surround, sliding door to flank, coved cornice, double radiator.

KITCHEN

12'6 x 9'10 (3.81m x 3.00m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel one and half bowl sink unit with mixer tap, storage cupboard housing boiler, tiled floor, double radiator, extractor fan, gas cooker point, double glazed door to rear, double glazed window to flank, double glazed window to rear,

REAR GARDEN

Mainly laid to lawn, flower and shrub borders, paved area, outside tap.

DETACHED DOUBLE GARAGE

20'1 x 14'10 (6.12m x 4.52m)

Up and over door, accessed via double gates and own driveway.

FRONT GARDEN

Own driveway leading to double gates. Lawn area.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		81			
		36			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	