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349 Stradbroke Grove
Clayhall, Essex IG5 0DQ
Price guide £550,000

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PRICE GUIDE £550,000 - £600,000. Arbon & Miller are delighted to offer this immaculately presented three bedroom extended mid terrace house on Stradbroke Grove, in the popular Clayhall area of Ilford. Extended to the rear, the house offers generous living space, including a bright through lounge, alongside three bedrooms and a well-kept interior that is ready to move straight into. Outside, there is off-street parking to the front and a large rear garden, ideal for families and for entertaining. The house is well placed for highly regarded local schools, including Parkhill Infant and Junior Schools, Caterham High School and Ilford County High School, all within close proximity. Commuters are well served by the Central Line at Gants Hill, within walking distance, with fast links into the City and West End, while the A12, A406 and M11 are all easily reached by road. The shops, restaurants and amenities of Gants Hill and Barking are close by, as is the open space of Clayhall Park. An early viewing is highly recommended.

ENTRANCE PORCH

Double leaded light style doors with fixed fanlight and sidelights, laminated wood strip flooring, obscure multi paned entrance doors with multi paned obscure fixed sidelights leading to:

ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, laminated wood strip flooring, doors to:

SHOWER ROOM

Walker in shower cubicle with mixer tap and shower attachment, vanity unit with wash hand basin, corner mixer tap and storage under, low level wc, tiled walls.

THROUGH LOUNGE 28'3 into bay x 12'6 (8.61m into bay x 3.81m)

Six light double glazed bay with leaded light style fanlights over, radiator, open to:

EXTENDED KITCHEN/DINER 19'8 x 18'1 to extremes (5.99m x 5.51m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, breakfast bar, eyelevel oven with integrated microwave above, gas hob with extractor fan over, integrated washing machine and dishwasher, recess for fridge/freezer, plumbing for tumble dryer, inset spotlights

to ceiling, tiled floor, wall mounted boiler, two light double glazed window to rear, double glazed double doors to rear garden with fanlight over and fixed sidelights. double glazed lantern top skylight.

FIRST FLOOR LANDING

Access to loft, doors to:

BEDROOM ONE 14'9 into bay x 12'2 (4.50m into bay x 3.71m)

Six light double glazed bay with leaded light style fanlights over, radiator, fitted wardrobes to two walls with overhead storage and matching bedside display units and drawers.

BEDROOM TWO 14'9 x 11'2 (4.50m x 3.40m)

Five light double glazed bay with fanlights over, radiator, fitted wardrobes to one wall with inset dresser and overhead storage, further fitted wardrobes to chimney breast recess.

BEDROOM THREE 9'2 x 6'11 (2.79m x 2.11m)

Three light double glazed splay bay with leaded light style fanlights over, radiator, fitted shelving.

BATHROOM 7'3 x 4'11 (2.21m x 1.50m)

Wood panel enclosed bath with mixer tap

and shower attachment, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, laminated wood strip flooring, obscure double glazed window with fanlight over, heated towel rail.

SEPARATE WC

Low level wc, part tiled walls, obscure double glazed window with fanlight over.

REAR GARDEN

Paved patio area, outside light, outside tap, remainder laid to lawn with mature shrub borders, shed at rear.

FRONT GARDEN

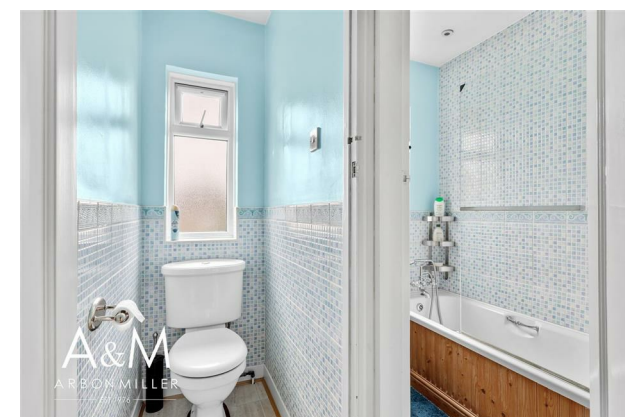
Block paved front garden providing OFF STREET PARKING.

COUNCIL TAX

London Borough of Redbridge - Band E

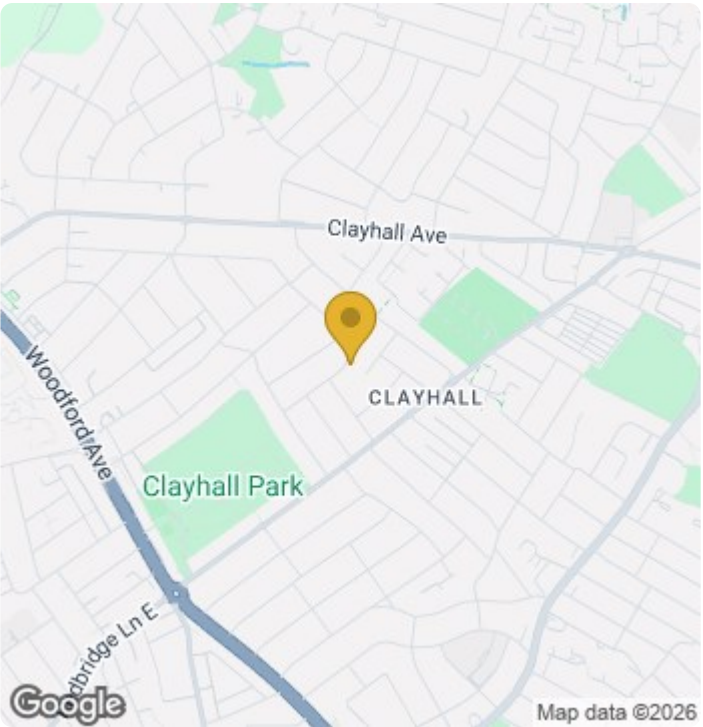
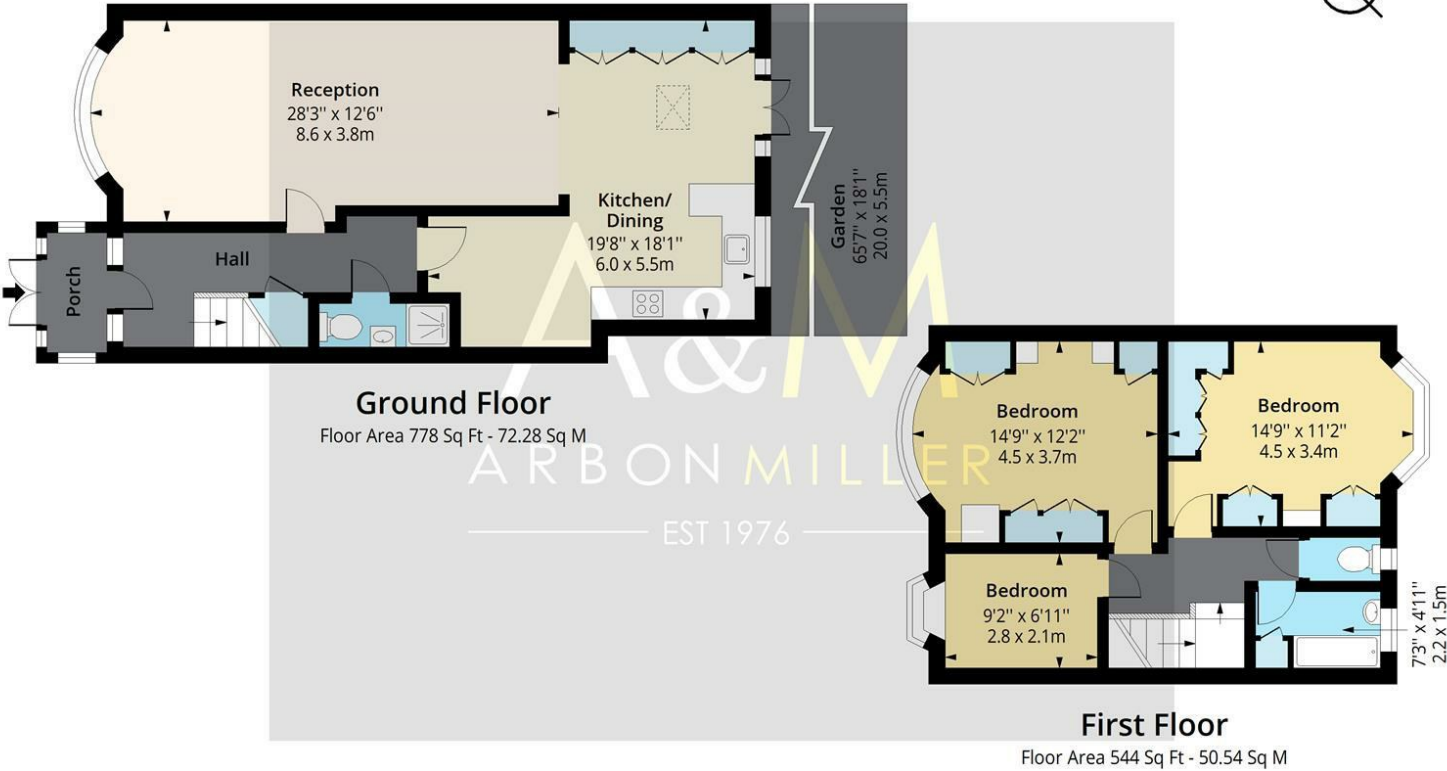
AGENTS NOTE

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.



Stradbroke Grove IG5

Approx. Gross Internal Area 1322 Sq Ft - 122.81 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: 12/10/2026



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