



17 Ryecroft Avenue
Clayhall, Essex IG5 0UQ
Price guide £675,000

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Price Guide £675,000 - £700,000 - Located within a sought-after residential turning in IG5, this beautifully extended four-bedroom family home offers generous and well-balanced accommodation throughout. Boasting four spacious double bedrooms, the property has been thoughtfully enhanced with a rear extension, creating ample living space ideal for modern family living. Further benefits include an integral garage, a convenient utility room, and off-street parking. The home is perfectly positioned within close proximity to the highly regarded Gilbert Colvin Primary School and Ilford County High School, making it an excellent choice for families. Residents will also enjoy easy access to a range of local amenities and transport links. Presented in excellent condition, this superb home is not to be missed. Early viewing is highly recommended.

ENTRANCE PORCH

UPVC double glazed double doors with leaded light style double glazed inserts, wood strip flooring, leaded light style double glazed window with fanlight over to flank. Wooden door with obscure glazed insert and obscure glazed fixed sidelight leading to:

ENTRANCE HALL

Stairs to first floor with cupboard under, double radiator, wood strip flooring, coved cornice, door to:

LOUNGE 20'4 x 10'6 (6.20m x 3.20m)

Five light double glazed bay with leaded light style fanlights over, feature fireplace surround with stone hearth and gas fire, two double radiators, coved cornice, wood strip flooring, door to:

KITCHEN 16'5 x 9'10 (5.00m x 3.00m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top unit with mixer tap, four burner gas hob with extractor fan over, under counter double oven, plumbing for dishwasher, space for fridge/freezer, coved cornice, wood strip flooring, double radiator, multi paned window to rear extension, tiled splashbacks, door to utility room, further multi paned double doors with fixed sidelights and fanlights to rear extension.

REAR EXTENSION 14'1 x 9'2 (4.29m x 2.79m)

Two Velux skylight windows, two light double glazed window with fanlights over, further double glazed window with fanlight over, double radiator,

wood strip flooring, double glazed double doors leading to rear garden with tiled roof.

UTILITY ROOM 12'10 x 7'3 (3.91m x 2.21m)

Wall and base units, working surfaces, cupboards and drawers, plumbing for washing machine, space for American style fridge/freezer, Valiant wall mounted boiler, wood strip flooring, UPVC double glazed door with fanlight and sidelight leading to rear garden, further door to garage.

FIRST FLOOR LANDING

Access to loft, coved cornice, doors to:

BEDROOM ONE 14'1 x 10'2 (4.29m x 3.10m)

Five light double glazed bay with leaded light style fanlights over, wood strip flooring, radiator, fitted wardrobes, coved cornice.

BEDROOM TWO 12'6 x 10'2 (3.81m x 3.10m)

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

EXTENDED BEDROOM THREE 13'9 x 8'6 (4.19m x 2.59m)

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

BEDROOM FOUR 15'1 x 7'3 (4.60m x 2.21m)

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

BATHROOM

Panel enclosed bath with mixer tap, hand held shower attachment, rainforest shower head and glazed shower screen, wash hand basin with mixer tap, low level wc, two heated towel rails, tiled walls, tiled floor, extractor fan, spotlights to ceiling, obscure double glazed window with fanlight over.

REAR GARDEN

Approx 75ft Paved patio area, remainder laid to lawn with mature tree and shrub borders, timber shed on hardstanding, outside light, outside tap.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING for multiple vehicles. Own drive to:

GARAGE

Up and over door, power and lighting.

COUNCIL TAX

London Borough of Redbridge - Band E

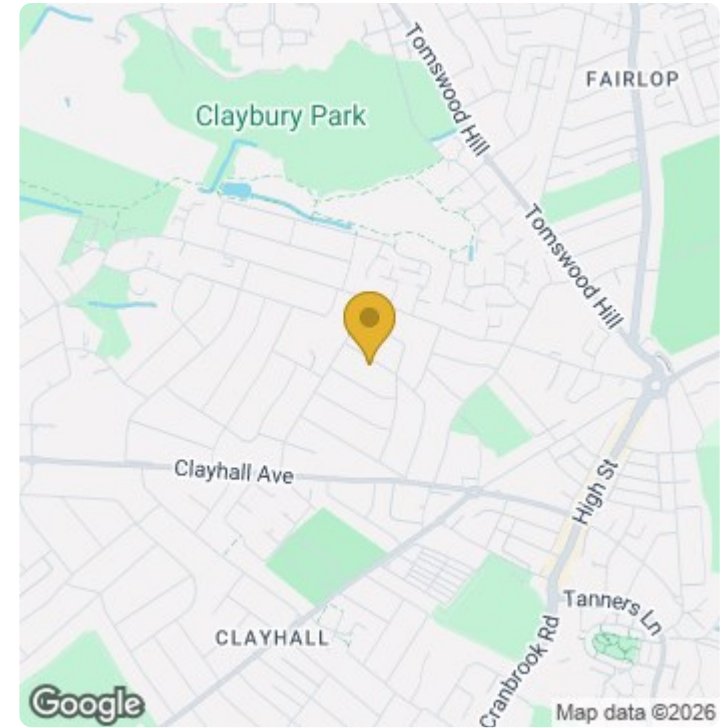
AGENTS NOTE

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.



Ryecroft Avenue IG5

Approx. Gross Internal Area 1500 Sq Ft - 139.35 Sq M (Including Garage)



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 60 | |
| (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: 21/4/2026



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