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EST 1976



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430 Clayhall Avenue
Clayhall, Essex IG5 0SH
Price £720,000

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Extended 4 Bedroom Semi-Detached Home with Loft Room & En-Suite. Located in a popular residential location within easy reach of transport links, 0.3 miles of Ilford County High School and within 0.4 miles of Barkingside High Street. Walking distance from Barkingside and Fairlop Central Line Stations. This extended four-bedroom semi-detached home offers generous living space and excellent versatility, ideal for growing families. The property features a shared driveway leading to a double length garage, along with additional off-street parking to the front. Inside, the home benefits from a spacious through lounge, a bright conservatory, and a well-fitted kitchen, creating an ideal setting for both everyday living and entertaining. A standout feature is the loft room with its own en-suite shower room, providing a superb fourth bedroom, guest suite or private retreat. This well-proportioned home offers further great potential for extension (stpp) and within a sought-after area close to schools, bus links directly opposite for access to Gants Hill Station, Ilford Elizabeth Line station, Romford and local amenities. Early viewing is highly recommended.

ENTRANCE PORCH 6'5 x 3'8 (1.96m x 1.12m)

UPVC door with obscure leaded light style double glazed fixed sidelights and fanlights, wood strip flooring, wooden multi paned door with leaded light fixed fanlights and sidelights leading to:

ENTRANCE HALL 9'3 x 6'3 (2.82m x 1.91m)

Stairs to first floor, dado rail, wood strip flooring, double radiator, coved cornice, doors to:

CLOAKROOM 4'2 x 4'2 (1.27m x 1.27m)

Low level wc, pedestal wash hand basin with mixer tap and tiled splashback, coved cornice, 2 x under stair storage cupboards, housing boiler and meters, extractor fan, wood strip flooring.

THROUGH LOUNGE 32'2 into bay x 12'8 max (9.80m into bay x 3.86m max)

Eight light leaded light style double glazed bay with leaded light style fanlights over, double radiator, dado rail, coved cornice, part wood strip flooring, part carpet, further double radiator, archway to:

KITCHEN 11'5 x 7'6 (3.48m x 2.29m)

Range of wall and base units, working surfaces, cupboards and drawers, one and a half bowl sink top with mixer tap, concealed lighting, recess for Range oven, extractor hood over, tiled walls, tiled floor, plumbing for washing machine and dishwasher, UPVC double glazed door with fixed sidelight and fanlight over leading to rear garden.

CONSERVATORY 13'9 x 8'7 (4.19m x 2.62m)

Multiple double glazed windows, wood strip flooring, two double radiators, wall light point, wooden multi paned bi folding doors, double glazed double doors leading to rear garden.

FIRST FLOOR LANDING 9'5 x 8'6 max (2.87m x 2.59m max)

Two light leaded light style double glazed window with fanlights over to flank, dado rail, double radiator, stairs to second floor, doors to:

BEDROOM ONE 15'9 into bay x 11'5 (4.80m into bay x 3.48m)

Eight light leaded light style double glazed bay with leaded light style fanlights over, fitted wardrobes to one wall, dado rail, double radiator, coved cornice.

BEDROOM TWO 15'1 x 10'7 (4.60m x 3.23m)

Three light double glazed window with fanlights over, fitted wardrobes to one wall with concealed lighting, double radiator.

BEDROOM THREE 8'5 x 7'3 (2.57m x 2.21m)

Three light leaded light style double glazed oriel bay with leaded light style fanlights over, radiator.

BATHROOM 8'5 x 8'5 (2.57m x 2.57m)

Tiled enclosed bath with mixer tap and shower attachment, separate glazed shower cubicle with electric shower and shower attachment, vanity unit with wash hand basin and storage under, tiled walls, tiled floor, electric wall mounted radiator, obscure double glazed window with fanlight over, further obscure double glazed window.

SECOND FLOOR LANDING

Leaded light style double glazed window to flank, eaves storage cupboards.

BEDROOM FOUR/LOFT ROOM 11'8 x 11'4 (3.56m x 3.45m)

Three light double glazed window with fanlights over, double radiator, storage cupboard, door to:

ENSUITE SHOWER ROOM 8'3 x 3'3 (2.51m x 0.99m)

Shower cubicle with glazed door, mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, electric wall mounted radiator, extractor fan, wood strip flooring.

REAR GARDEN

Paved patio area, pathway leading to rear, remainder laid to lawn, mature shrub borders, pedestrian side access, outside light, outside tap.

DOUBLE LENGTH DETACHED GARAGE 31' x 8' (9.45m x 2.44m)

Via shared driveway. Up and over door. The garage is split into two storage rooms.

FRONT GARDEN

Providing OFF STREET PARKING for two vehicles.

COUNCIL TAX

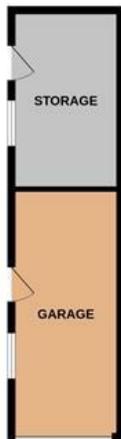
London Borough of Redbridge - Band E

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.



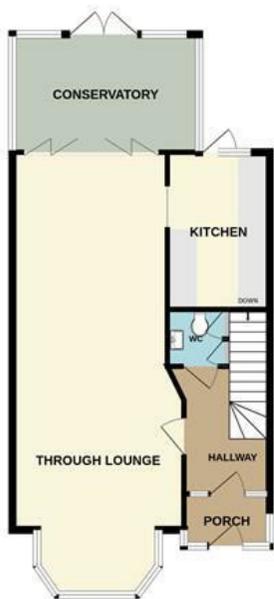
GROUND FLOOR
927 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.

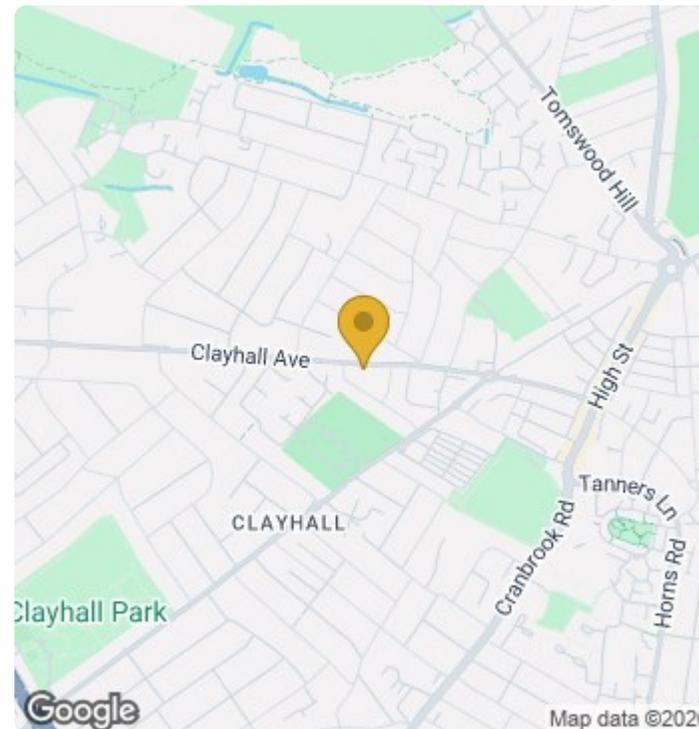


2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1795 sq.ft. (166.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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