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24 Heathcote Avenue
Clayhall, Essex IG5 0QS
Price guide £800,000

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*** CHAIN FREE *** GUIDE PRICE £800,000 - £825,000 ***Set along the prestigious Heathcote Avenue, this exceptional five-bedroom, four-bathroom family residence offers an impressive blend of space, style, and modern luxury. Thoughtfully upgraded throughout, the home showcases high-quality finishes, elegant living areas, and generous proportions ideal for contemporary family life and entertaining. A substantial outbuilding provides versatile additional space, while the gated off-street parking ensures both privacy and convenience. Perfectly positioned adjacent to Clayhall Islamic Centre and directly opposite the highly regarded Caterham High School, the property also benefits from excellent access to nearby stations, local amenities, and transport links—making it a superb choice for families seeking comfort, connectivity, and distinction in one of the area's most desirable settings.

ENTRANCE HALL

UPVC double doors with leaded light style obscure double glazed inserts, stairs to first floor with concealed lighting on treads, understairs storage, cupboard housing Mega flow system and Vailant combi boiler, wall mounted vertical radiator, tiled floor with under floor heating, coved cornice, spotlights to ceiling, CCTV.

THROUGH LOUNGE 27'11 x 10'2 (8.51m x 3.10m)

Five light double glazed bay with fanlights over, radiator, tiled floor with under floor heating, feature media wall, spotlights to ceiling, coved cornice, fireplace with electric fire, two feature wall mounted vertical radiators, double glazed sliding door with fixed sidelight leading to:

EXTENDED KITCHEN/DINER 22'4 x 16'5 (6.81m x 5.00m)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, island with five burner gas hob with extractor hood over, recess for American style fridge/freezer, eye level oven, integrated microwave, one and half bowl stainless steel sink top with mixer tap, glass splashbacks, coved cornice, spotlights to ceiling, tiled floor, vertical wall mounted radiator, two light double glazed window with fanlight over. Dining Area: Two wall mounted vertical radiators, coved cornice, spotlights to ceiling, access to loft storage, tiled floor, double glazed double doors with sidelights leading to rear garden.

SHOWER ROOM

Walk-in shower unit with bifolding doors, mixer tap, hand held shower attachment and rainforest shower head over, feature vanity unit with wash hand basin and mixer tap, low level wc with hand held bidet, heated towel rail, extractor fan, coved cornice, spotlights to ceiling, tiled floor with under floor heating and concealed spotlights, tiled walls, infra red mirror.

STUDY 13'9 x 6'3 (4.19m x 1.91m)

Fitted wardrobes, fitted desk area with high level storage, tiled floor with under floor heating, spotlights to ceiling, coved cornice, two light double glazed window with fanlights over.

FIRST FLOOR LANDING

Radiator, coved cornice, spotlights to ceiling, two light double glazed window, further double glazed window with fanlights over to flank, stairs with concealed lighting to treads leading to second floor, doors to:

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

Five light double glazed bay with fanlights over, fitted wardrobes with high level storage and concealed lighting, wall mounted vertical radiator, spotlights to ceiling, door to:

ENSUITE SHOWER ROOM 7'10 x 5'11 (2.39m x 1.80m)

Double walk-in shower unit with glass shower screen, mixer tap, hand held shower attachment and rainforest shower head over, feature tiled walls, tiled floor with inset spotlights, heated towel rail, vanity unit with wash hand basin and mixer tap, coved cornice, spotlights to ceiling, low level wc, obscure two light double glazed window with fanlight over.

BEDROOM TWO 13'9 x 10'2 (4.19m x 3.10m)

Fitted wardrobes with matching chest of drawers and dressing table, concealed lighting, spotlights to ceiling, radiator, coved cornice, three light double glazed window.

FAMILY SHOWER ROOM 7'3 x 6'11 (2.21m x 2.11m)

Double walk-in shower unit with glass shower screens, mixer tap, hand held shower attachment and rainforest shower head, double vanity unit with two wash hand basins and mixer taps, tiled floor with inset spotlights, tiled walls, heated towel rail, extractor fan, spotlights to ceiling, coved cornice, obscure double glazed window with fanlight over, electric shaver point.

BEDROOM THREE 12'10 x 6'3 (3.91m x 1.91m)

Fitted wardrobes to one wall with high level storage, fitted sleeper bed with matching chest of drawers, concealed lighting, coved cornice, spotlights to ceiling, two light double glazed window with fanlight over, radiator.

SECOND FLOOR LANDING

Coved cornice, spotlights to ceiling, double glazed window with fanlight over to flank, CCTV.

BATHROOM 6'11 x 6'7 (2.11m x 2.01m)

Panel enclosed Jacuzzi style bath with mixer tap and hand held shower attachment, low level wc with hand held bidet, vanity unit with wash hand basin and mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, extractor fan, double glazed Velux window, electric shaver point.

BEDROOM FOUR 19' x 9'10 (5.79m x 3.00m)

Three light double glazed window with fanlights over, fitted wardrobes to one wall with concealed lighting, matching desk area, two radiators, coved cornice, spotlights to ceiling.

BEDROOM FIVE 14'9 x 10'6 (4.50m x 3.20m)

Fitted wardrobes with concealed lighting, matching storage cupboards, radiator, spotlights to ceiling, eaves storage, double glazed Velux window, spotlights to ceiling.

REAR GARDEN

Paved rear garden with artificial grass inserts, outside lights, outside power, outside tap, CCTV.

LARGE OUTBUILDING 22'4 x 21 (6.81m x 6.40m)

External wall light points and power points. Four double glazed bi folding doors, wood strip flooring, two double radiators, spotlights to ceiling, feature panelled walls with tv inserts, small kitchen area with sink top unit with mixer tap, four burner hob with extractor fan over, tiled splashback, under counter storage, high level storage, spotlights to ceiling, door to:

SHOWER ROOM 5'7 x 5'7 (1.70m x 1.70m)

Glass shower enclosure with sliding door, mixer tap, hand held shower attachment and rainforest shower head, low level wc, vanity unit with wash hand basin with mixer tap, tiled walls, tiled floor, extractor fan, obscure double glazed window.

FRONT GARDEN

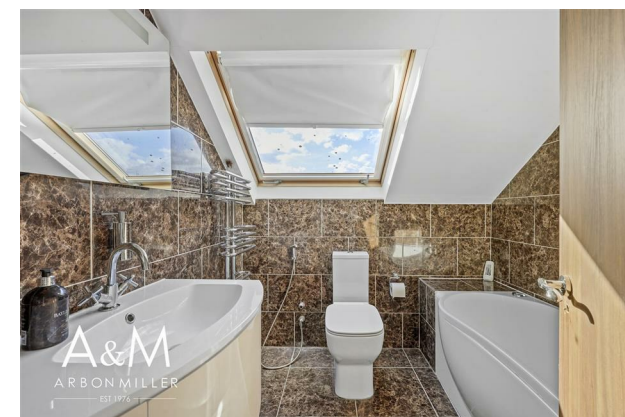
Gated access to paved front garden providing OFF STREET PARKING.

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.



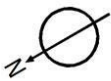
Heathcote Avenue IG5

Approx. Gross Internal Area 1965 Sq Ft - 182.55 Sq M
Approx. Gross Garden Room Area 315 Sq Ft - 29.26 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: 16/2/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

