



A&M
ARBON MILLER
EST 1976

90 Rushden Gardens
Clayhall, Essex IG5 0BW
Price £600,000

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We are pleased to offer this UNIQUE THREE DOUBLE BEDROOM EXTENDED end-of-terrace house situated in this popular residential turning immediately off Longwood Gardens within 1/4 of a mile of local shopping facilities and bus services and within 1/2 a mile of both PARK HILL and BEAL SCHOOLS. Although remodelled to the specification of the current vendors, the property has a footprint befitting that of a four bedroom home, and could be redesigned to provide further bedrooms if required. The property offers spacious accommodation including 22'8 Through Lounge, 22'5 Extended Kitchen/Diner and ground floor cloakroom, principle bedroom with plumbing to provide an en suite Shower room (requires completion by the incoming buyer) and ENLARGED 14'8 Bathroom/WC. To the rear is a good size rear garden with brick built OUTBUILDING. Off street parking to the front.

ENTRANCE PORCH 5'0 x 2'5 (1.52m x 0.74m)

Double glazed sliding patio door. further double doors to:

ENTRANCE HALL 20'1 x 7'8 max (6.12m x 2.34m max)

Understairs storage cupboard, double radiator.

CLOAKROOM 5'2 x 3'8 (1.57m x 1.12m)

Low level wc, wall mounted sink unit with mixer tap, tiled walls, tiled floor, extractor fan.

THROUGH LOUNGE 22'8 x 11'9 to extremes (6.91m x 3.58m to extremes)

Double glazed bay window, double glazed sliding patio door to rear, feature fish tank, two radiators, laminated flooring, spotlights to ceiling, coved cornice.

EXTENDED KITCHEN/DINER 22'5 x 11' (6.83m x 3.35m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor fan over, single drainer sink unit with mixer tap, radiator, spotlights to ceiling, coved cornice, plumbing for washing machine, part tiled walls, tiled floor, two light double glazed window, double glazed door to rear.

TV ROOM 15'9 x 6'6 max (4.80m x 1.98m max)

Two light double glazed window, radiator, spotlights to ceiling, coved cornice, laminated flooring.

SPACIOUS LANDING 13'11 x 12'8 to extremes (4.24m x 3.86m to extremes)

Airing cupboard, double radiator.

BEDROOM ONE 12' x 11'6 (3.66m x 3.51m)

Three light double glazed window, radiator, spotlights to ceiling, coved cornice.

ENSUITE SHOWER ROOM 5'8 x 5'4 (1.73m x 1.63m)

Still Under Construction.

BEDROOM TWO 11'1 x 10'1 (3.38m x 3.07m)

Three light double glazed window, double radiator, spotlights to ceiling, coved cornice.

BEDROOM THREE 12'7 ino wardrobe recess x 11'1 (3.84m ino wardrobe recess x 3.38m)

Two light double glazed window, double radiator, fitted wardrobes, spotlights to ceiling, coved cornice.

EXTENDED BATHROOM

Large sunken bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level wc, two heated towel rail, tiled walls, tiled floor, obscure double glazed window.

REAR GARDEN

Mainly laid to lawn, patio area, pond, brick built outbuilding, security lighting, outside tap,

FRONT GARDEN

Providing MULTIPLE OFF STREET PARKING SPACES.

COUNCIL TAX

London Borough of Redbridge - Band E

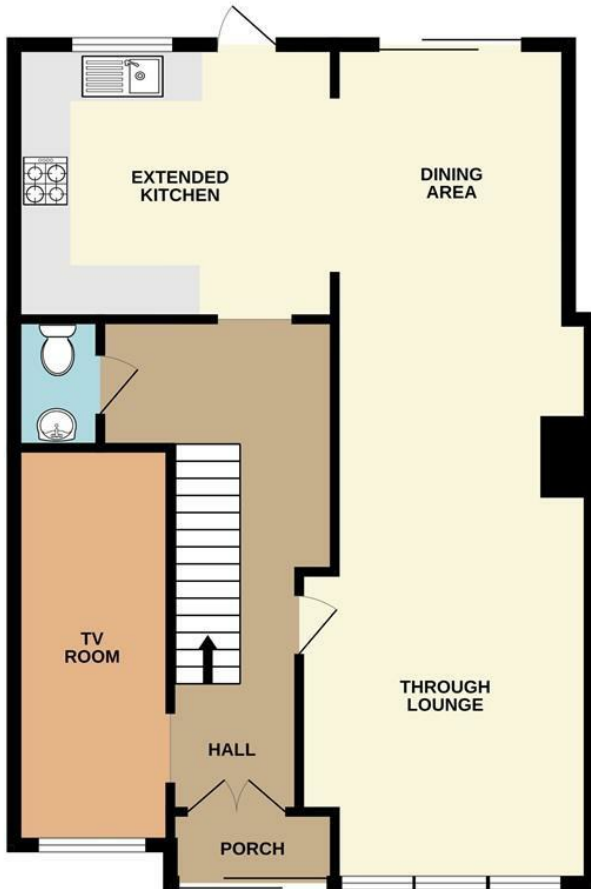
AGENTS NOTE

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
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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