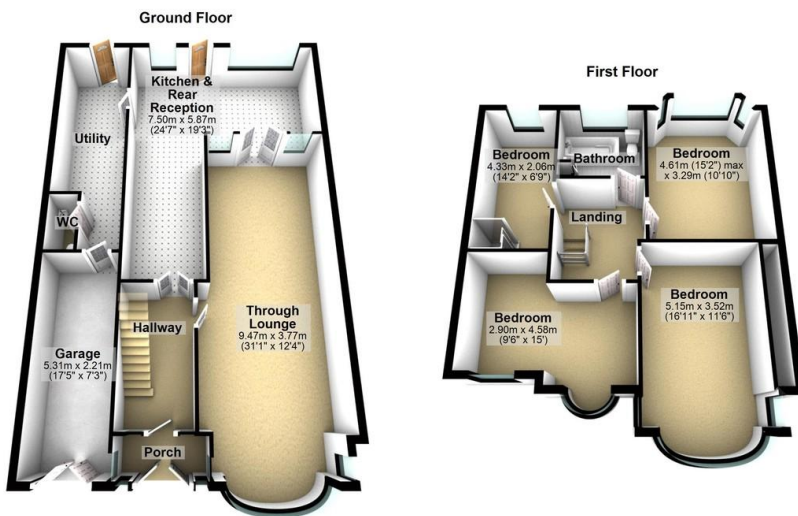




Mellows Road  
Clayhall, Essex, IG5

Offers In Region Of  
£750,000 Freehold

**\*\* VACANT AND EXTENDED DOUBLE FRONTED FAMILY HOME IN SOUGHT AFTER LOCATION \*\*** Offering good size living accommodation throughout is this chain free extended double fronted family home in a very popular location and being near to Clayhall Park and within the catchment for both Parkhill and Beal schools. The property offers four bedrooms one housing a shower cubicle, a separate bathroom/wc, through lounge an extended rear reception and modern kitchen together with a utility room and ground floor cloakroom. The rear garden is mostly laid to lawn and the front provides additional off street parking facilities. Call today to book your internal viewing appointment. Council Tax Band F, EPC Rating D



Total area: approx. 167.3 sq. metres (1801.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

- Four Bedrooms
- Family Bathroom
- Through Lounge
- Extended Rear Reception
- Modern Kitchen
- Utility Room
- Ground Floor Cloakroom
- Garage Own Driveway
- Off Street Parking
- Parkhill & Beal School Catchments

Sovereign House  
176 Longwood Gardens  
Ilford  
Essex

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every

