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47 Cheriton Avenue
Clayhall, Essex IG5 0QL
Price £475,000

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Arbon & Miller are privileged to offer this spacious three bedroom semi-detached family home positioned off Felstead Avenue & Heathcote Avenue. The property is conveniently located within close proximity to local shopping facilities, schools & transport links with local bus services providing direct access to Barkingside High Street. Cheriton Avenue has many key features including potential to extend by means of side and rear extension (subject to planning consent). The property boasts spacious living accommodation throughout, with the ground floor comprising of a 26ft9 Through Lounge, 13'11 Kitchen The first floor boasts three well-proportioned Bedrooms and Bathroom. Externally, Cheriton Avenue is complimented by a well-maintained Rear Garden Detached Garage and block paved front garden providing MULTIPLE CAR PARKING SPACES. We strongly recommend an internal inspection to appreciate the properties many key features.

ENTRANCE PORCH 7'9 x 2'10 (2.36m x 0.86m)

Double glazed double doors with double glazed window either side, tiled floor, spotlights.

ENTRANCE HALL 10'10 x 6'0 (3.30m x 1.83m)

Obscure double glazed window to flank, double radiator, understairs storage cupboard housing meters, dado rail, coved cornice.

KITCHEN 13'11 x 9'1 (4.24m x 2.77m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in double oven, electric hob with extractor fan over, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, spotlights, part tiled walls, double glazed window to flank and rear.

THROUGH LOUNGE 26'9 into bay x 12'10 max (8.15m into bay x 3.91m max)

Three light double glazed bay window, double glazed sliding patio door to rear, double radiator, two further radiators, feature fireplace surround, coved cornice.

LANDING 8'0 x 5'2 max (2.44m x 1.57m max)

Obscure double glazed window to flank, dado rail, access to loft space, double radiator.

BEDROOM ONE 15'5 into bay x 11'0 into wardrobe (4.70m into bay x 3.35m into wardrobe)

Three light double glazed bay window, fitted wardrobes to one wall, double radiator.

BEDROOM TWO 11'2 x 11'0 (3.40m x 3.35m)

Double glazed window to rear, storage cupboard housing central heating boiler, radiator.

BEDROOM THREE 9'4 max x 8'1 (2.84m max x 2.46m)

Double glazed window, radiator, storage cupboard.

BATHROOM 7'11 x 7'4 max (2.41m x 2.24m max)

Panel enclosed bath with shower attachment, vanity unit with wash hand basin, mixer tap and cupboard under, low level wc, tiled walls, spotlights, radiator. obscure double glazed window.

REAR GARDEN

Delightful rear garden being mainly laid to lawn with flower and shrub borders, decking area, timber shed, external lights.

DETACHED GARAGE 20'10 x 9'9 (6.35m x 2.97m)

Up and over door. Private driveway.

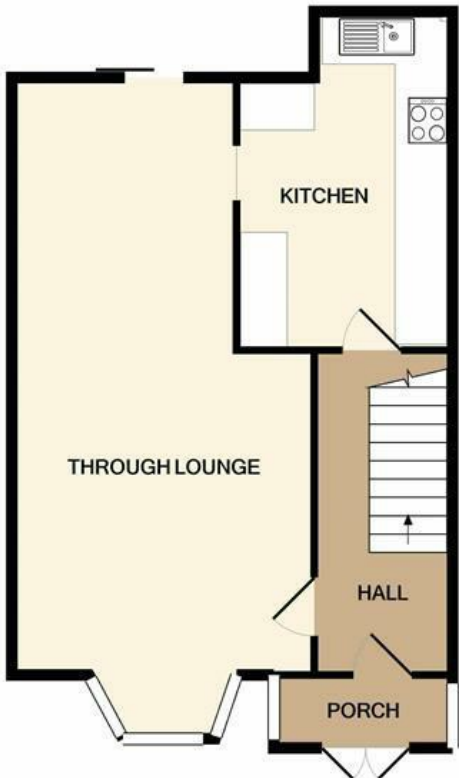
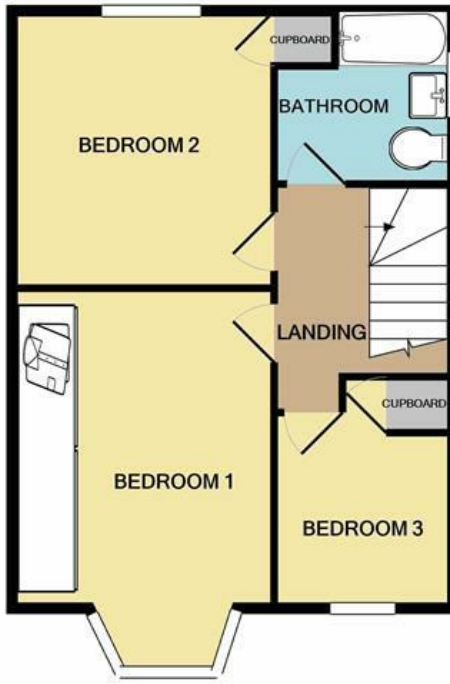
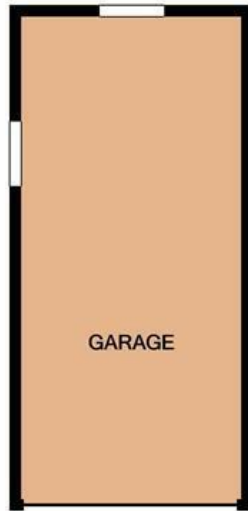
FRONT GARDEN

Block paved front garden providing OFF STREET PARKING.

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
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85
(81-91) B		
(69-80) C		60
(55-68) D		
(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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