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10 Barrington Close  
Clayhall, Essex IG5 0RH  
Price £484,995



## 10 Barrington Close, Clayhall, Essex IG5 0RH

We are pleased to offer this three bedroom detached family home situated in this quiet cul-de-sac directly off Hurstleigh Gardens and within walking distance to bus services and local shopping facilities. The property offers further development by way of ground floor extension (previously approved by LBR). This beautifully presented detached family home with detached garage via own driveway is situated very well for access to local schools. There are several bus stops with access to Barkingside where you will be able to access both Fairlop or Barkingside central line stations.

### ENTRANCE HALL 14'6 x 6'2 (4.42m x 1.88m)

Open tread staircase to first floor, double radiator, engineered oak wood flooring, cupboard housing Worcester Bosch combi boiler, spotlights to ceiling, coved cornice, under stairs storage cupboard, doors to:

### CLOAKROOM 5'7 x 3'5 (1.70m x 1.04m)

Low level wc, wash hand basin with mixer tap, double radiator, tiled floor, tiled walls, obscure double glazed window with fanlight over.

### KITCHEN 9'4 x 7'4 (2.84m x 2.24m)

Range of base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, recess for fridge and freezer, plumbing for washing machine and dishwasher, four ring electric induction hob, built-in double oven, part tiled walls, serving hatch to dining area, spotlights to ceiling, double glazed window with fanlight over to flank, double glazed door with window to side.

### LOUNGE 16'1 x 9'8 (4.90m x 2.95m)

Five light leaded light style double glazed square bay, two double radiators, coved cornice, two wall light points, double glazed double doors leading to rear garden, open archway to:

### DINING AREA 9'4 x 7'10 (2.84m x 2.39m)

Double radiator, coved cornice, two light leaded light style double glazed window with fanlight over.

### LANDING

Two light double glazed window to flank with fanlight over, airing cupboard, access to loft, spotlights to ceiling, doors to all rooms.

### BEDROOM ONE 15'4 to extremes x 9'5 (4.67m to extremes x 2.87m)

Three light leaded light style double glazed window with fanlight over, fitted wardrobe cupboards and overhead storage, matching dressing table with drawers, radiator.

### BEDROOM TWO 9'6 x 9'4 (2.90m x 2.84m)

Three light double glazed window with fanlight over, fitted wardrobe cupboards, vanity unit with wash basin and mixer tap, double radiator.

### BEDROOM THREE 10 x 6'5 (3.05m x 1.96m)

Four light leaded light style double glazed oriel bay, fitted wardrobe cupboard to one wall, double radiator.

### FAMILY BATHROOM 6'4 x 6'2 (1.93m x 1.88m)

Panel enclosed bath with mixer tap, electric shower attachment over with folding glass shower screen, vanity wash hand basin with mixer tap, enclosed system low level wc, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, obscure double glazed window with fanlight over, extractor fan.

### REAR GARDEN

Paved patio area, security lighting, mature tree and shrub borders to rear with additional water feature, side access to both sides, wood storage shed currently used as workshop with internet connection, remainder laid to lawn, stepping stones leading to:

### DETACHED GARAGE 16'7 x 9'10 (5.05m x 3.00m)

Access via private driveway.

### FRONT GARDEN

Paved driveway leading to garage providing OFF STREET PARKING, Remainder laid to lawn with mature shrubs, outside tap.

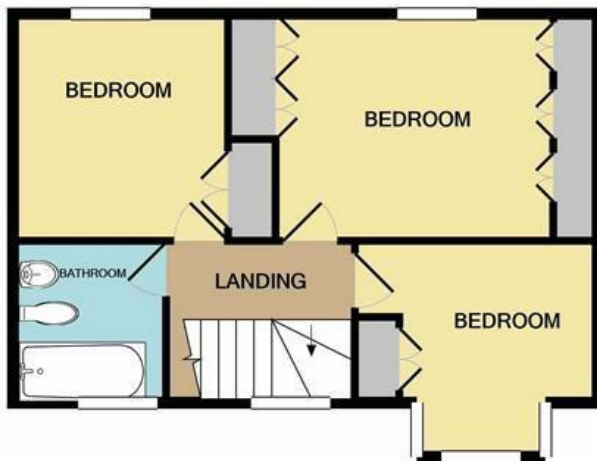
### AGENT NOTE

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 586 SQ.FT.  
(54.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



