



Collinwood Gardens, CLAYHALL

£1,200,000

WELCOME HOME!! Woods Estate location!! Payne & Co are privileged to offer this fully extended, six/seven bedroom family home which has been extended to the rear and loft to create this very special property! The many benefits include CCTV, alarm system, gas central heating, extensive double glazing, spacious fitted kitchen diner, utility room, two receptions, ground floor shower/steam room, five first floor bedrooms, (three with en-suite shower rooms), first floor family bathroom/WC, two second floor bedrooms, second floor en-suite shower/WC. Externally there is off street parking, attached garage, 75' rear garden with gymnasium, covered dining area and storage areas. Ideally located for Gants Hill underground station, Clayhall Park, local shops, schools and bus routes. A perfect property for a large family! Please call our Ilford sales team for your appointment to view.

- SIX/SEVEN BEDROOMS
- SIX BATHROOMS
- GYMNASIUM
- FREEHOLD
- COUNCIL TAX - BAND F
- EPC - E

GROUND FLOOR

ENTRANCE

Via double glazed storm porch, part glazed front door to hallway.

HALLWAY

Radiator, oak style flooring, under stairs storage cupboard, stairs to first floor, coving and cornicing to ceiling.



GROUND FLOOR STEAM ROOM/WC

4' 4" x 8' 2" (1.32m x 2.49m)

Hand wash basin, WC.



RECEPTION ONE

13' 6" x 17' 8" (4.11m x 5.38m)

Double glazed bay window to front, oak style flooring, two radiators, coving and cornicing to ceiling, centre ceiling rose.



RECEPTION TWO

11' 1" x 23' 2" (3.38m x 7.06m)

Oak style flooring, two radiators, coving and cornicing to ceiling, centre ceiling rose, double doors leading to kitchen diner.



KITCHEN DINER

17' 7" x 21' 7" (5.36m x 6.58m)

Double glazed windows to side and rear, granite style flooring with under floor heating, range of fitted base and eye level units incorporating granite work surfaces, stainless steel double sink with mixer tap, built-in Neff oven and grill, six burner gas hob, inset spotlights, coving to ceiling, door to utility room, frosted part glazed door to garden.



UTILITY ROOM

8' 1" x 11' 4" (2.46m x 3.45m)

Tiled floor, range of fitted base and eye level units, plumbing for washing machine and tumble dryer, space for fridge freezer, wall mounted boiler, large water tank.



FIRST FLOOR

LANDING

Stairs to second floor.

BEDROOM ONE

13' x 16' 9" (3.96m x 5.11m)

Double glazed bay window to front, shaped radiator, coving to ceiling.



BEDROOM TWO

12' x 13' (3.66m x 3.96m)

Double glazed window to rear, radiator, access to en-suite shower/WC.



EN-SUITE SHOWER/WC

3' 2" x 7' 7" (0.97m x 2.31m)

Tiled floor, chrome towel radiator, low flush push button WC, hand wash basin, walk-in shower unit.



BEDROOM THREE

11' 7" x 16' 6" (3.53m x 5.03m)

Double glazed oriel bay window to front, radiator, coving to ceiling, fitted wardrobe with top boxes, access to en-suite shower/WC.



EN-SUITE SHOWER/WC

2' 6" x 8' 3" (0.76m x 2.51m)

Frosted double glazed window to rear, tiled floor and walls, chrome radiator, push button low flush WC, hand wash basin, walk-in shower unit.



BEDROOM FOUR

11' 8" x 14' 7" (3.56m x 4.45m)

Double glazed window to rear, radiator, coving to ceiling, access to en-suite shower/WC.



EN-SUITE SHOWER/WC

2' 6" x 8' 3" (0.76m x 2.51m)

Tiled floor and walls, chrome radiator, low flush WC, hand wash basin, shower unit, coving to ceiling.



BEDROOM FIVE

7' 3" x 12' 6" (2.21m x 3.81m)

Double glazed window to rear, radiator, coving to ceiling.



FIRST FLOOR FAMILY BATHROOM/WC

6' 6" x 8' 1" (1.98m x 2.46m)

Double glazed oriel bay window to front, tiled floor and walls with border tile, chrome radiator, push button low flush WC, vanity sink unit with mirror, combined shower/bath with screen, extractor fan.



SECOND FLOOR

BEDROOM SIX

17' 8" x 19' 3" (5.38m x 5.87m)

Double glazed window to rear, two skylight windows to front, radiator, fitted wardrobes, access to en-suite shower/WC, door to bedroom seven.



EN-SUITE SHOWER/WC

3' 3" x 6' 6" (0.99m x 1.98m)

Tiled floor and walls, push button low flush WC, hand wash basin, walk-in shower unit.



BEDROOM SEVEN

14' 4" x 30' 6" (4.37m x 9.30m)

Skylight windows to side and rear, radiator.



EXTERIOR

FRONT GARDEN

Providing off street parking, access to attached single garage, pedestrian side gate to rear garden with storage area.

ATTACHED GARAGE

Electric roller shutter door, lighting.

REAR GARDEN

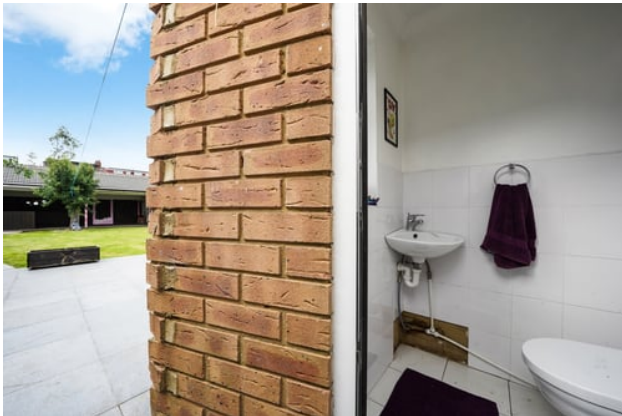
60' 9" x 61' 4" (18.52m x 18.69m)

Patio area, central lawn area, flower and shrub borders, path leading to outside WC, fittings for outside light, water tap, access to garden room/gymnasium, rear covered dining area, storage shed, timber shed.



OUTSIDE WC

Part tiled walls, tiled floor, low flush WC, hand wash basin.



GARDEN ROOM/GYMNASIUM

15' 3" x 17' 3" (4.65m x 5.26m)

Oak style flooring, inset spotlights.



COVERED DINING AREA

13' 7" x 26' 6" (4.14m x 8.08m)

Built-in seating, lighting and power points.



STORAGE SHED

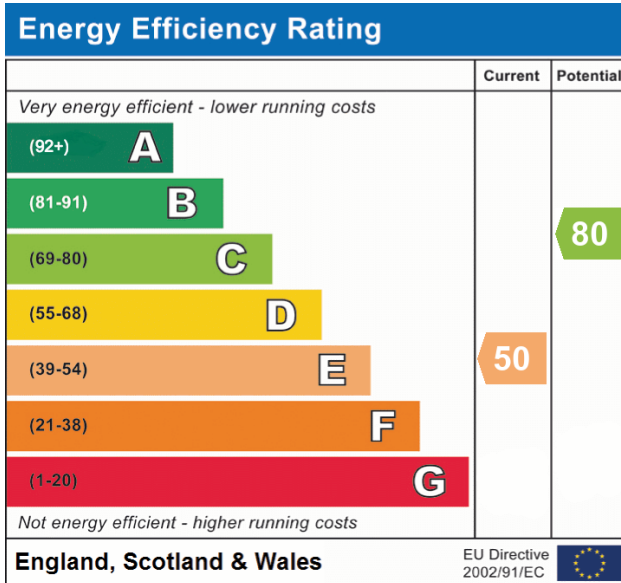
13' 6" x 13' 6" (4.11m x 4.11m)

Lighting and power.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.



What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

Collinwood Gardens, IG5 0AW

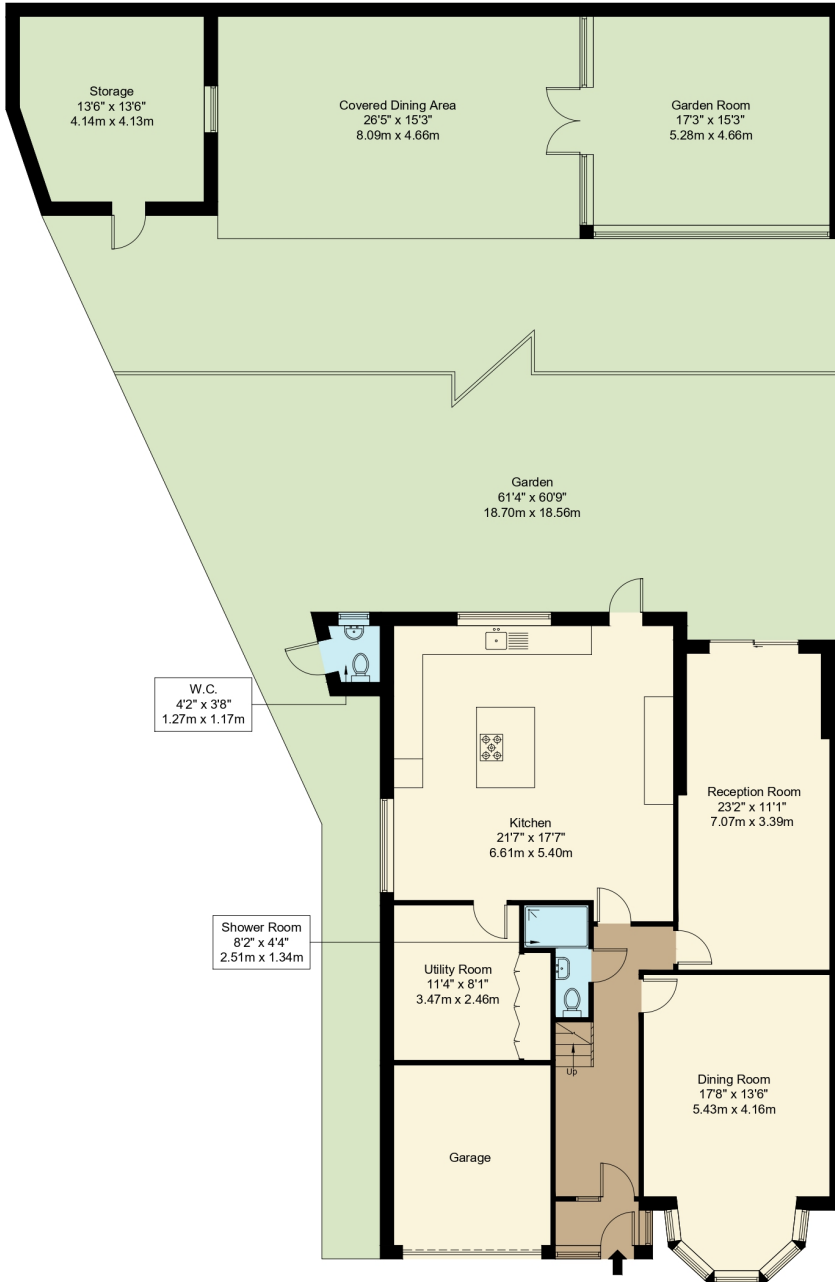
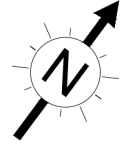
Approx Gross Internal Area = 300.36 sq m / 3233 sq ft

Garden Room = 24.6 sq m / 265 sq ft

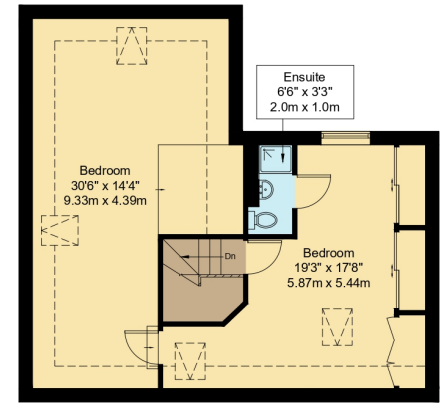
Storage = 16.34 sq m / 176 sq ft

Garden = 325.11 sq m / 3499 sq ft

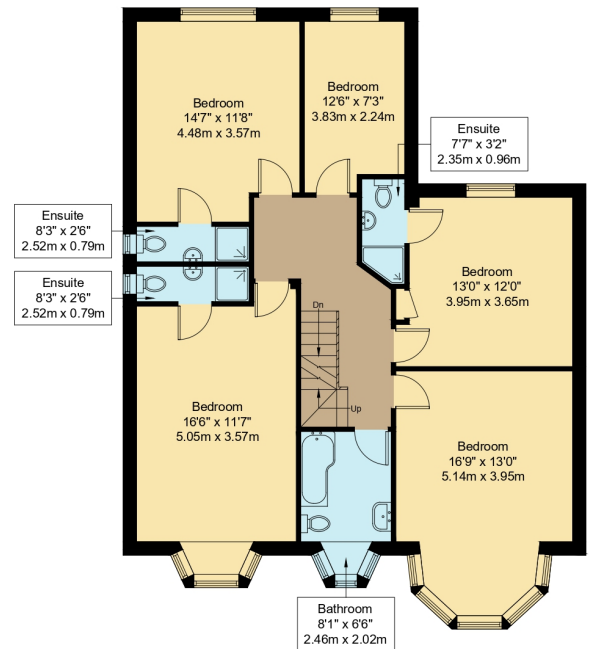
Total = 661.72 sq m / 7173 sq ft



Ground Floor



Second Floor



First Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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