



Marlands Road, CLAYHALL

IDEAL FAMILY HOME!! Take a look at this wonderful, extended, 1930's style, three bedroom semi detached house situated in this sought after turning, within close proximity to local schools, shops and bus routes. Benefits include a good size through lounge, extended kitchen diner, ground floor shower/WC, three first floor bedrooms, first floor bathroom and separate WC, off street parking to the front and a well tended rear garden. An early viewing is essential to avoid disappointment. Please call our Ilford sales team for your appointment to view.

Offers Over £650,000

- THREE BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING
- COUNCIL TAX - BAND F
- FREEHOLD
- EPC - D

GROUND FLOOR

ENTRANCE

Via double doors to enclosed storm porch with tiled floor, double doors to hallway.

HALLWAY

Radiator, under stairs storage cupboard housing Worcester boiler, stairs to first floor.



GROUND FLOOR SHOWER/WC

Tiled walk-in shower, WC, wash basin.



THROUGH LOUNGE

12' 7" narrowing to 10' 11" x 31' (3.84m x 9.45m)

Double glazed bay window to front, two radiators, coving to ceiling, sliding doors to kitchen diner.



KITCHEN DINER

18' 4" narrowing to 11' 7" x 16' 6" (5.59m x 5.03m)

Double glazed window to rear, radiator, range of eye and base units, tiled splashback, one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, electric oven, gas hob, space for tall fridge freezer, sliding double glazed patio doors to garden.



FIRST FLOOR

LANDING

Frosted coloured and leaded window to side, storage cupboard, access to loft.

BEDROOM ONE

8' 10" to fitted wardrobes x 14' 10" (2.69m x 4.52m)

Double glazed window to front, radiator, fitted wardrobes with top boxes.



BEDROOM TWO

11' 1" x 11' 7" (3.38m x 3.53m)

Double glazed window to rear, fitted wardrobes.



BEDROOM THREE

5' 7" x 11' 7" (1.70m x 3.53m)

Double glazed window to front, radiator, fitted wardrobes with top boxes.



FIRST FLOOR BATHROOM

Double glazed window to rear, tiled walls, radiator, panelled corner bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, coving to ceiling, pull cord light switch.



FIRST FLOOR WC

Frosted double glazed window to side, low flush WC.

EXTERIOR

FRONT GARDEN

Providing off street parking, side access to rear.

REAR GARDEN


Paved patio area, remainder to lawn, flower and shrub borders, brick built shed.



AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

What's Next?

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

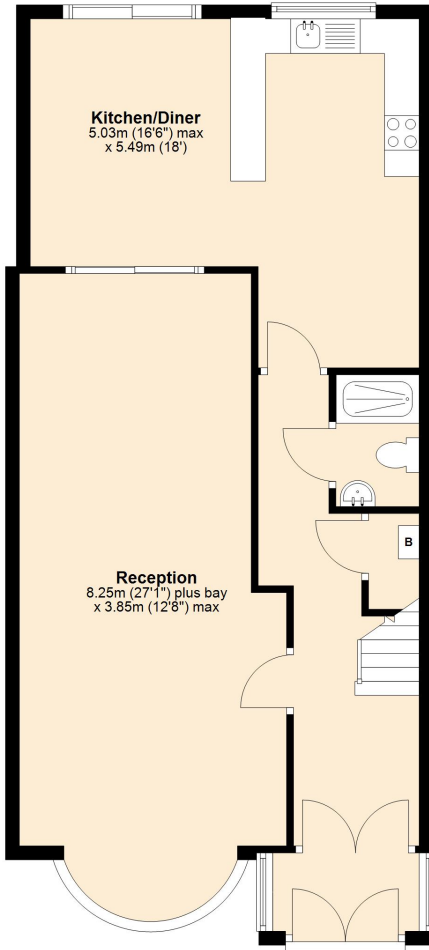
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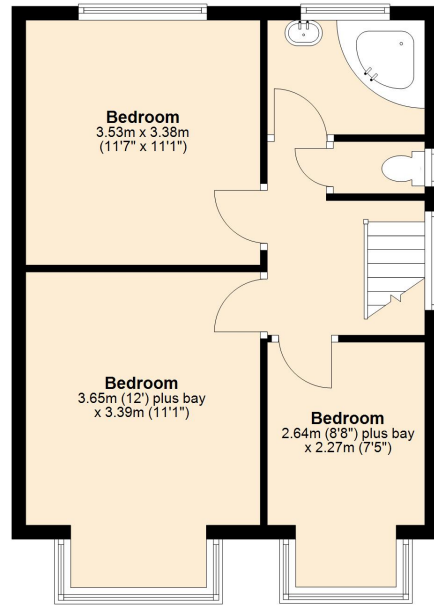
Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)

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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