

## The Glade, CLAYHALL

£760,000

WHAT A FIND!! This five bedroom, extended, semi-detached house offers great size living accommodation for the larger family, is offered in good decorative order and has been well maintained by the current owners. Benefits include through lounge, large second reception, fitted kitchen, ground floor shower/WC, four first floor bedrooms and bathroom/WC, second floor loft bedroom with en-suite WC. The front of the property provides plenty of parking and the easy maintenance rear garden is big enough for entertaining with a multi-use summer house to the rear. Please call our Ilford sales team to book your appointment to view.

- FIVE BEDROOMS
- TWO RECEPTIONS
- OFF STREET PARKING
- 78' REAR GARDEN
- SUMMER HOUSE
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via double glazed fully enclosed storm porch with double glazed double doors, tiled floor, part tiled walls, power points, LED spotlights to ceiling. double glazed leaded light picture and casement windows to front and side, wooden internal doors to hallway.

### HALLWAY

Seating area with cupboard under, laminate flooring, radiator with cover, cupboard under stairs, dado rail, niche coving to ceiling, LED spotlights to ceiling, door to ground floor shower/WC.



### GROUND FLOOR SHOWER/WC

Tiled floor and walls, chrome towel radiator, vanity sink unit with mixer tap, close coupled WC, douche, quadrant shower cubicle with thermostatically controlled shower over, spotlights to ceiling, extractor fan.



### THROUGH LOUNGE

Double glazed leaded light round bay window to front, two radiators with covers, laminate flooring, fire surround, power points, coving to ceiling, double glazed patio doors to reception two.



### RECEPTION TWO

10' 9" x 23' (3.28m x 7.01m)

Two double glazed leaded light picture and casement windows to rear, laminate flooring, two double radiators, wall mounted gas fire, low level storage, plumbing for washing machine, LED spotlights to ceiling, double glazed leaded light double doors to garden.



### KITCHEN

9' 8" x 13' 2" (2.95m x 4.01m)

tiled floor with border, part tiled walls, radiator with cover, breakfast bar, range of eye and base units with rolled edge worktops, glazed display unit, recess for range cooker, extractor hood over, spotlights to pelmet, stainless steel sink with single drainer and mixer tap, plumbing for dishwasher, LED spotlights to ceiling.



## FIRST FLOOR

### LANDING

Laminate flooring, stairs to second floor.

### FIRST FLOOR BATHROOM/WC

Double glazed leaded light picture and casement window to rear, tiled floor and walls, double radiator, close coupled WC, pedestal basin, panelled corner bath with mixer tap, shower cubicle with thermostatically controlled shower over, halogen spotlights to ceiling, extractor fan, storage cupboard.



### BEDROOM ONE

9' 5" to wardrobes x 14' 1" to bay (2.87m x 4.29m)  
Double glazed leaded light round bay window to front, laminate flooring, single radiator, power points, fitted wardrobes.



### BEDROOM TWO

10' 5" to alcove x 11' 6" (3.17m x 3.51m)  
Double glazed leaded light picture and casement window to rear, laminate flooring, double radiator, power points, fitted wardrobes with vanity desk unit.



### BEDROOM THREE

8' 8" narrowing to 7' 3" x 13' 2" (2.64m x 4.01m)  
Two double glazed leaded light picture and casement windows to front, laminate flooring, two single radiators, power points, fitted wardrobes, LED spotlights to ceiling.



### BEDROOM FOUR

6' 8" to wardrobe x 7' 10" (2.03m x 2.39m)  
Double glazed leaded light picture and casement window to rear, laminate flooring, single radiator, fitted wardrobe, cupboard housing wall mounted boiler.

## SECOND FLOOR

### LANDING

Double glazed Velux style window to side, open balustrade staircase, storage area.

### BEDROOM FIVE

Double glazed leaded light picture and casement window to rear, double glazed Velux style window to front, laminate flooring, double radiator, fitted wardrobes, storage to eaves, double doors leading to recessed WC.



## WC

Close coupled WC, vanity sink unit with mixer tap, extractor fan.



## EXTERIOR

### FRONT GARDEN

Providing off street parking.

### REAR GARDEN

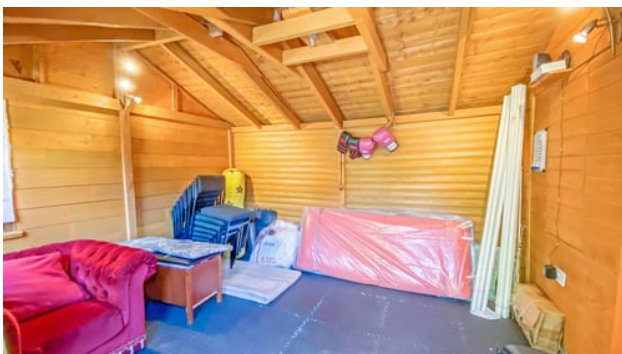
78' with mature shrub borders, seat with integral pergola.



### SUMMER HOUSE

9' 7" x 22' 3" (2.92m x 6.78m)

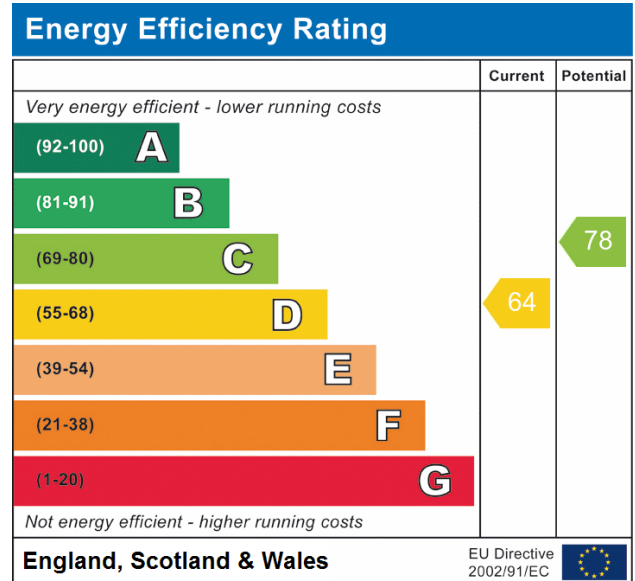
Power points and lighting, separate areas for gym and storage.



### 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 £150 from the company we recommend.

## EPC



### What's Next?

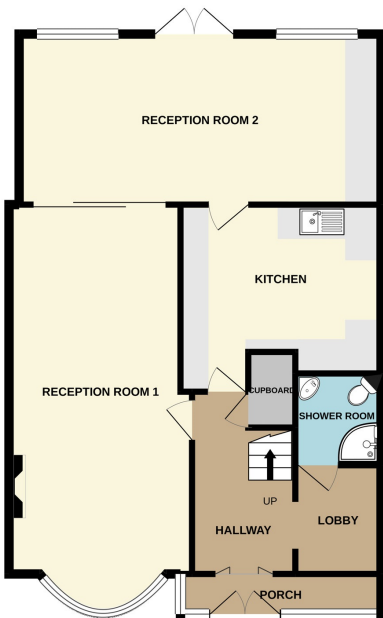
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### Disclaimer

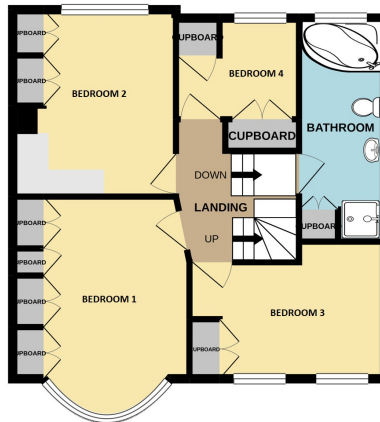
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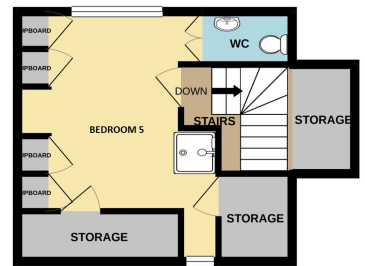
GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 sq.m.) approx.

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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