



BOWDEN

BRADLEY

18 Abbotswood Gardens, Clayhall

Clayhall



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Clayhall

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Guide Price £800,000 - £850,000
- 5 Bedroom Semi Detached House
- Sought After location
- Catchment of Ilford County School
- Catchment of Ark Isaac Newton Academy
- Off Street Parking
- Side Access





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Living Room

17' 4" x 13' 0" (5.28m x 3.96m)

Dining Room

13' 9" x 11' 3" (4.19m x 3.43m)

Kitchen

15' 5" x 20' 4" (4.70m x 6.20m)

Office

9' 6" x 8' 6" (2.90m x 2.59m)

WC

3' 5" x 2' 0" (1.04m x 0.61m)

Bedroom

17' 7" x 13' 0" (5.36m x 3.96m)

Bedroom

13' 9" x 13' 0" (4.19m x 3.95m)

Bedroom

12' 5" x 8' 0" (3.78m x 2.44m)

Bathroom

6' 1" x 9' 1" (1.85m x 2.77m)

Bedroom

17' 0" x 19' 8" (5.18m x 5.99m)

Shower Room

5' 5" x 5' 4" (1.65m x 1.63m)



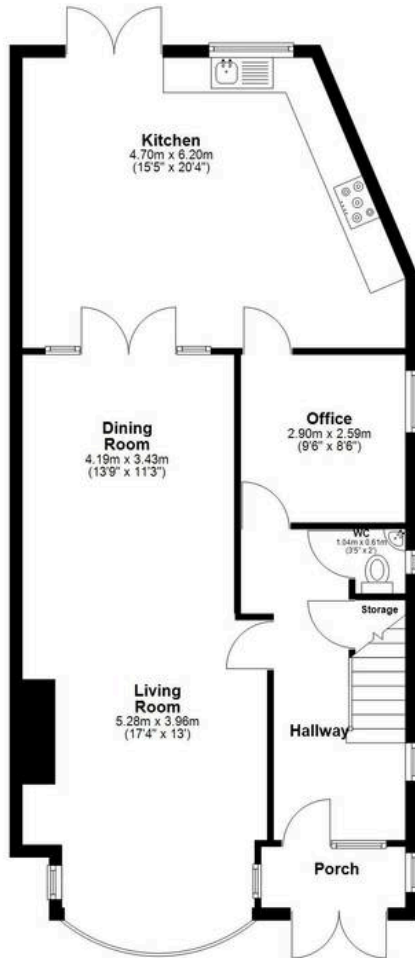
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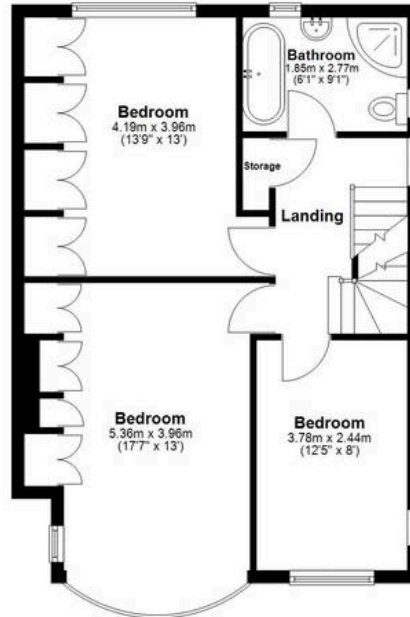
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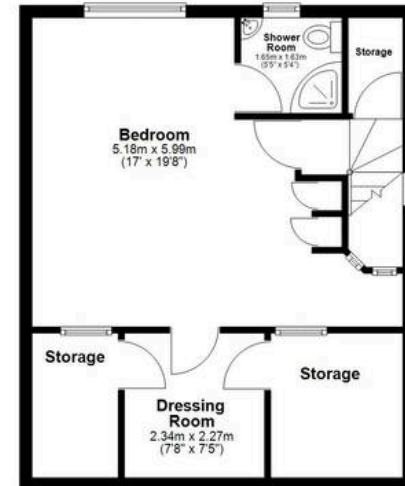
Ground Floor
 Approx. 93.3 sq. metres (1003.7 sq. feet)



First Floor
 Approx. 56.2 sq. metres (604.4 sq. feet)



Second Floor
 Approx. 44.8 sq. metres (482.6 sq. feet)



Total area: approx. 194.2 sq. metres (2090.8 sq. feet)



Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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