



**BOWDEN
BRADLEY**
Clayhall

34 Beechwood Gardens, Clayhall

Guide Price **£600,000 - £650,000**



34 Beechwood Gardens

Clayhall

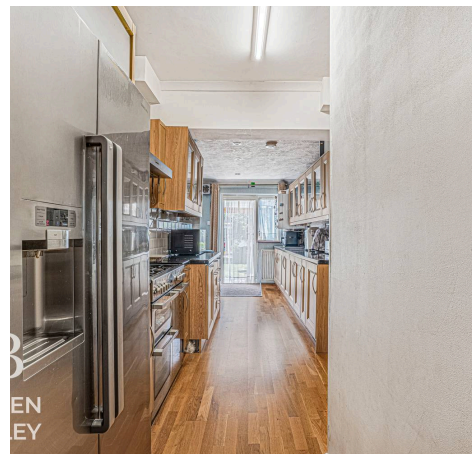
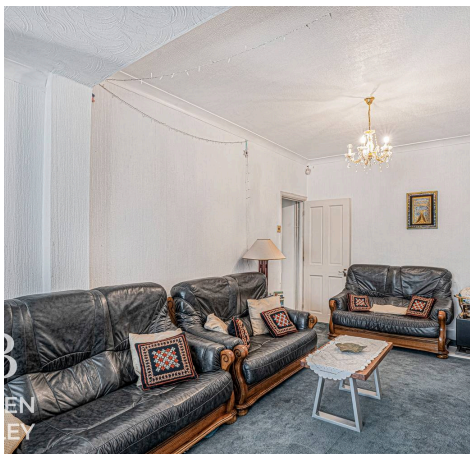
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Guide Price £600,000 - £650,000
- 3 Bedroom House
- Popular Woods Estate
- Usable Loft Area with W/C
- 2 Bathrooms
- Large Outbuilding
- Off Road Parking
- Extended to Rear
- Attractive Rear Garden
- Sought After Schools Nearby





Living Room

16' 0" x 10' 2" (4.88m x 3.11m)

Reception Room

16' 9" x 10' 8" (5.11m x 3.25m)

Kitchen / Diner

23' 1" x 18' 6" (7.04m x 5.64m)

Shower Room

Bedroom

16' 1" x 13' 3" (4.89m x 4.05m)

Bedroom

12' 4" x 15' 7" (3.76m x 4.76m)

Bedroom

9' 9" x 7' 3" (2.97m x 2.22m)

Bathroom

7' 4" x 8' 5" (2.23m x 2.57m)

Bedroom

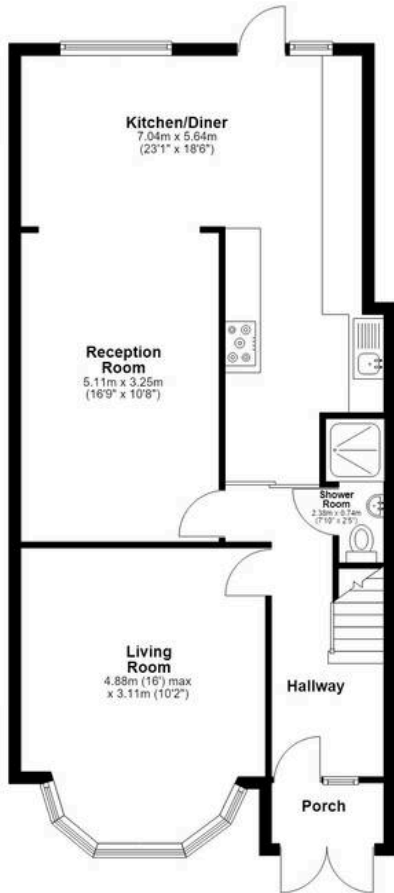
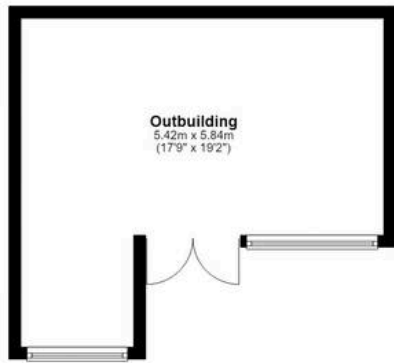
15' 3" x 19' 10" (4.65m x 6.04m)

WC

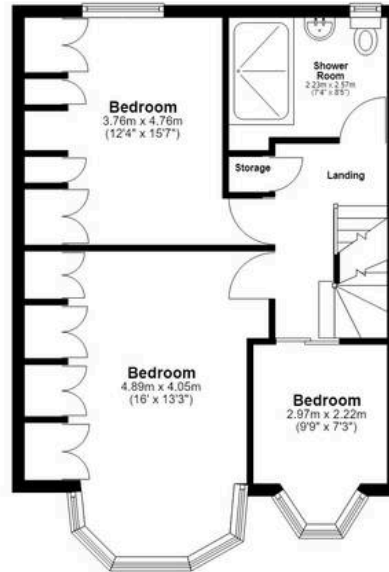




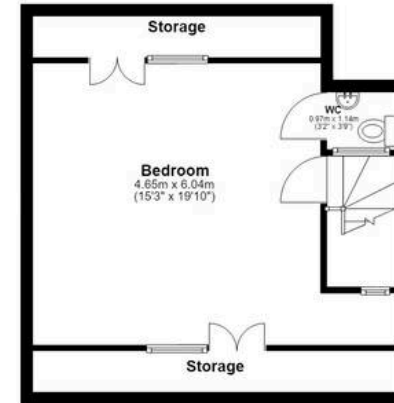
Ground Floor
Approx. 98.3 sq. metres (1058.0 sq. feet)



First Floor
Approx. 51.4 sq. metres (552.9 sq. feet)



Second Floor
Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 185.5 sq. metres (1997.1 sq. feet)



B
BOWDEN

Bowden Bradley

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