



BOWDEN
65 Wensleydale Avenue, Clayhall
Clayhall



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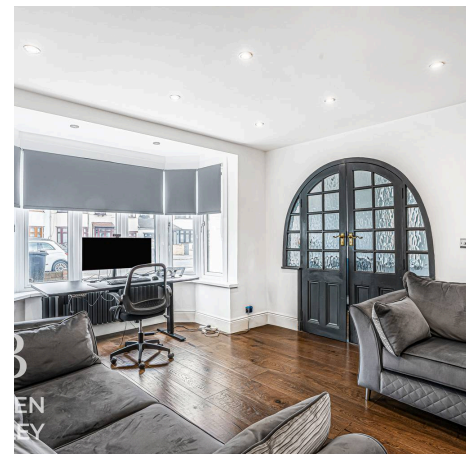
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended Semi-Detached Family Home
- Three Well-Proportioned Bedrooms
- Contemporary Ground Floor Shower Room and Modern First Floor Shower Room
- Spacious Through Lounge Offering Excellent Living Space
- Impressive Extended Kitchen/Dining Room, Ideal for Family Living and Entertaining
- Generous Front Garden Providing Excellent Kerb Appeal
- Private and Enclosed Rear Garden
- Garage Offering Secure Parking or Additional Storage
- Beautifully Presented Throughout with a Modern, Light and Airy Feel





Living Room

14' 6" x 12' 2" (4.42m x 3.72m)

Reception Room

11' 10" x 10' 10" (3.60m x 3.29m)

Shower Room

6' 8" x 3' 4" (2.03m x 1.02m)

Utility Room

7' 2" x 7' 7" (2.18m x 2.31m)

Kitchen / Diner

12' 5" x 18' 0" (3.79m x 5.49m)

Conservatory

8' 8" x 12' 5" (2.64m x 3.79m)

Bedroom

14' 1" x 10' 4" (4.28m x 3.16m)

Bedroom

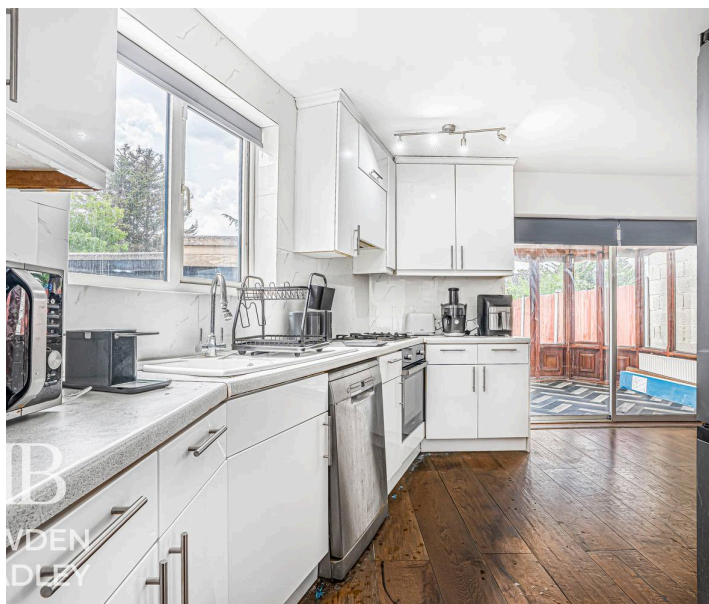
12' 3" x 10' 5" (3.74m x 3.17m)

Bedroom

9' 2" x 6' 9" (2.79m x 2.05m)

Bathroom

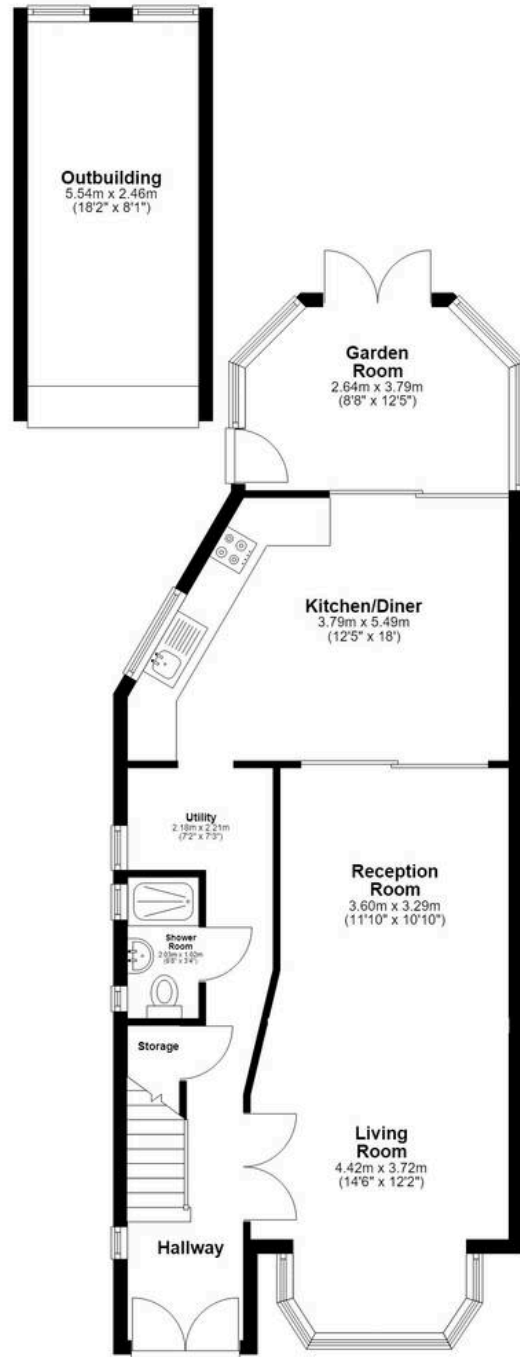
9' 1" x 6' 7" (2.77m x 2.01m)





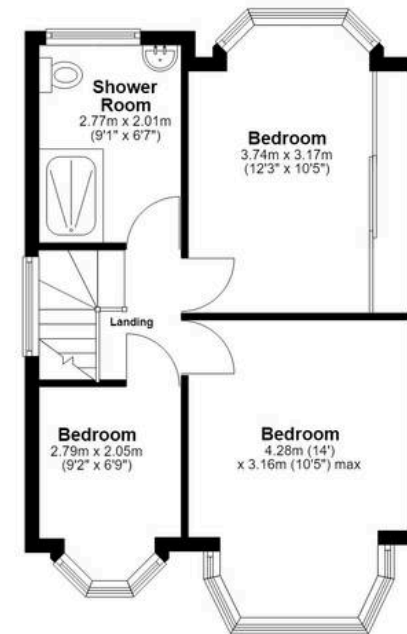
Ground Floor

Approx. 85.2 sq. metres (917.1 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 125.6 sq. metres (1351.5 sq. feet)



Bowden Bradley

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