



62 Berkeley Avenue, Clayhall

Clayhall

Guide Price £750,000



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Clayhall

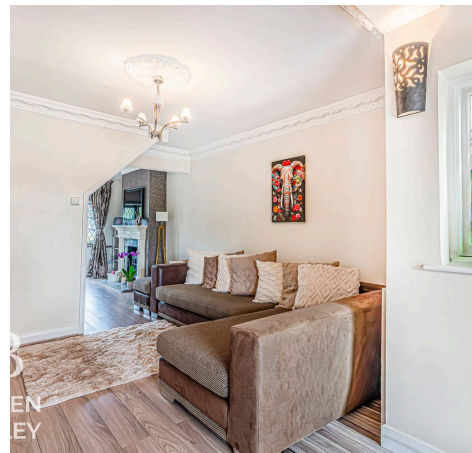
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- £750,000 - £800,000 guide price
- 4 bedroom semi detached home
- Chain free
- Outstanding schools in close proximity
- Immaculate condition throughout
- Sought after pocket of Clayhall
- Large outbuilding to the rear
- Off street parking
- Central line stations nearby





Living Room

12' 6" x 13' 7" (3.80m x 4.14m)

Family Room

13' 1" x 10' 11" (3.99m x 3.32m)

Reception Room

13' 4" x 11' 4" (4.07m x 3.45m)

Breakfast Room

9' 5" x 16' 2" (2.87m x 4.93m)

Dining Room

11' 7" x 12' 2" (3.53m x 3.71m)

Utility Room

8' 4" x 4' 5" (2.54m x 1.35m)

Kitchen

17' 7" x 7' 5" (5.36m x 2.26m)

Bedroom

12' 6" x 13' 0" (3.82m x 3.96m)

Bedroom

9' 6" x 14' 4" (2.89m x 4.37m)

Bedroom

7' 5" x 11' 1" (2.26m x 3.38m)

Bathroom

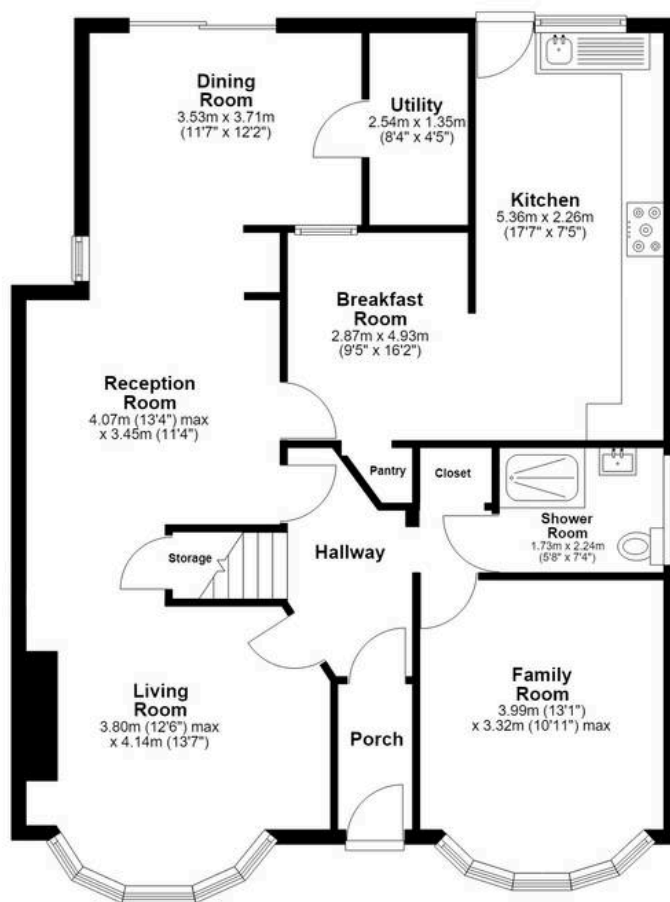
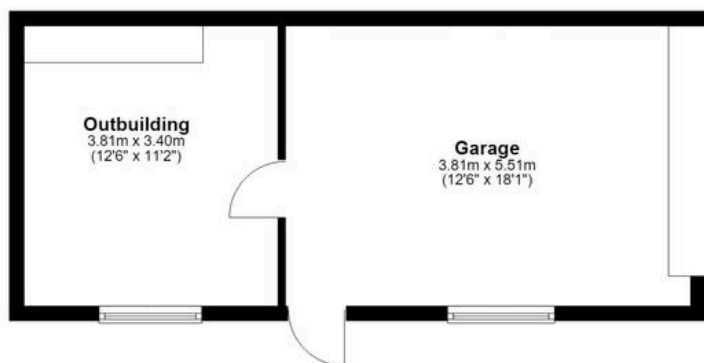
7' 4" x 5' 4" (2.23m x 1.62m)





Ground Floor

Approx. 133.0 sq. metres (1431.9 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



Total area: approx. 190.0 sq. metres (2044.6 sq. feet)



Bowden Bradley

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

02080593593 • info@bowdenbradley.co.uk • bowdenbradley.co.uk/