



**BOWDEN
BRADLEY**



1 Wedmore Avenue
Clayhall, IG5 0XF

Guide price £325,000



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Nestled in the charming area of Clayhall, this delightful ground floor maisonette on Wedmore Avenue offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

As you enter, you are welcomed by a good-sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring ample storage throughout, which is a valuable feature for modern living.

The maisonette boasts a well-appointed bathroom, catering to all your daily needs. Additionally, the property benefits from off-street parking for one vehicle, providing ease and security for your transport.

One of the standout features of this home is the private garden, offering a serene outdoor space where you can unwind, enjoy a morning coffee, or host summer barbecues. The proximity to Claybury Park enhances the appeal, providing a lovely green space for leisurely walks or outdoor activities.

This property is not just a home; it is a lifestyle choice, combining the tranquillity of suburban living with the convenience of local amenities. With its attractive features and prime location, this maisonette is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this charming property your own.

Lease remaining: 83 Years Remaining (Council Freeholder)
Service charge: £11.41 Per Annum (2024 - 2025)
Ground rent: £10 Per Annum

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

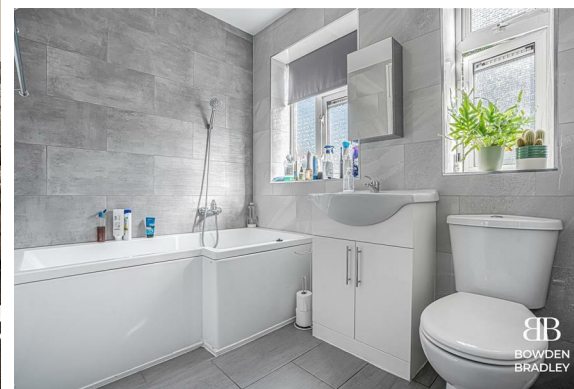
Living Room
16'2" x 11'8" (4.93 x 3.56)

Bedroom
10'0" x 11'8" (3.07 x 3.58)

Bedroom
13'3" x 9'8" (4.06 x 2.97)

Bathroom
8'7" x 7'6" (2.64 x 2.31)

Kitchen
13'10" x 9'1" (4.22 x 2.77)

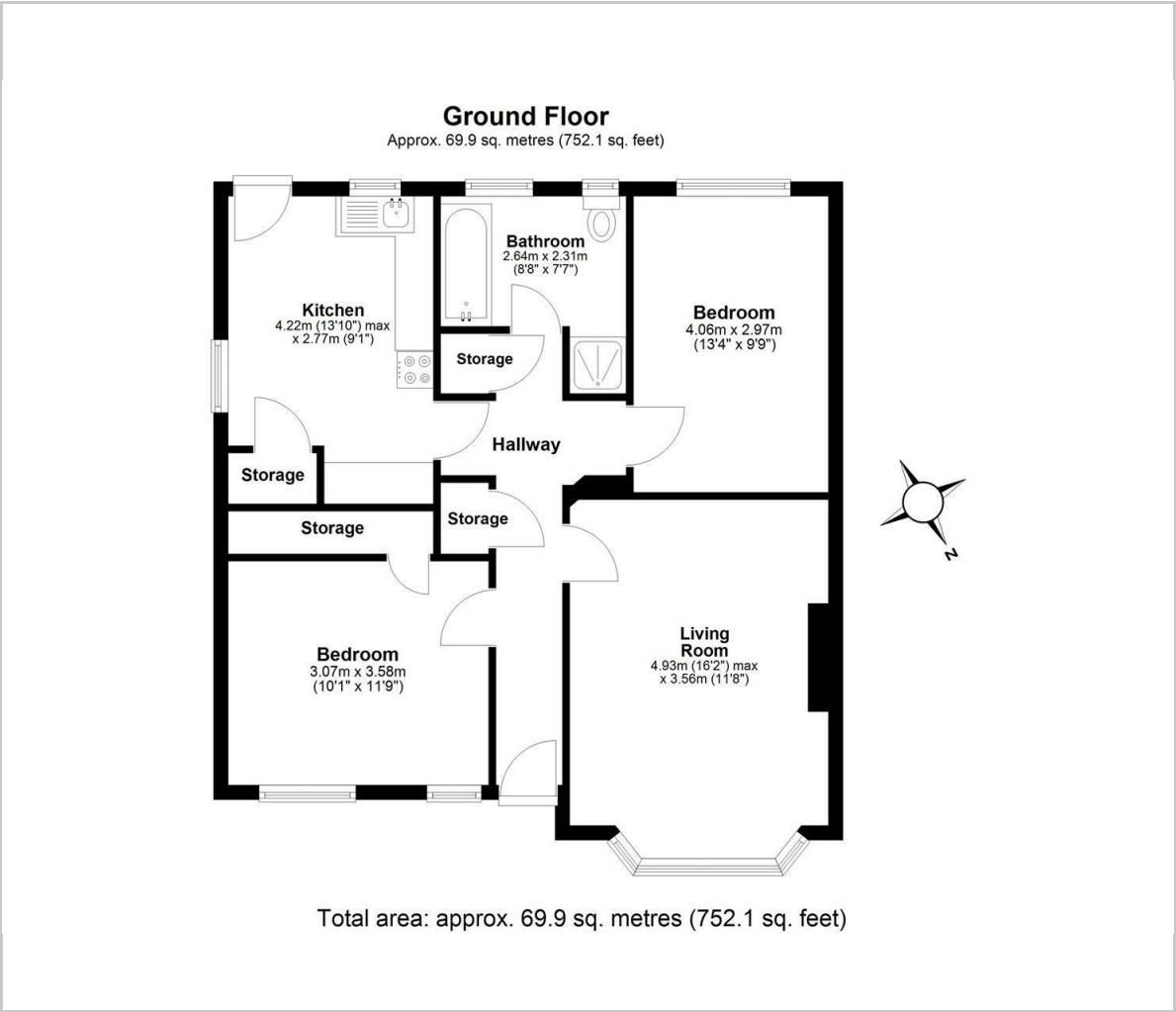




Garden
Storage Shed



Floor Plan



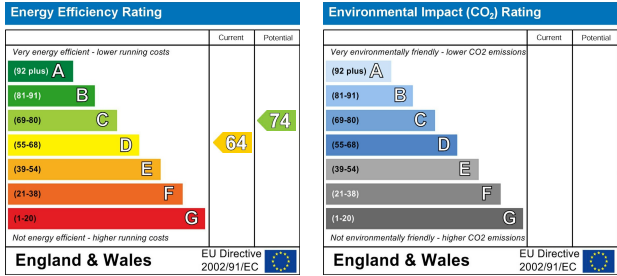
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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