



BOWDEN  
BRADLEY



141A Fullwell Avenue  
, Clayhall, IG6 2JG

Price £300,000



# 141A Fullwell Avenue

Clayhall, IG6 2JG

GUIDE PRICE: £300,000 - £325,000.

Fullwell Avenue in Clayhall, this charming two-bedroom first-floor maisonette presents an excellent opportunity for both first-time buyers and savvy investors. The property is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The maisonette boasts a spacious reception room, perfect for relaxing or entertaining guests. The two bedrooms offer ample space and comfort, making it an ideal retreat after a long day. The modern bathroom has been tastefully designed, providing a stylish and functional space for your daily routines.

One of the standout features of this property is the private rear garden, a delightful outdoor space where you can enjoy fresh air and sunshine, perfect for gardening enthusiasts or simply unwinding with a good book.

With a long lease in place, you can enjoy peace of mind and stability in your new home. The location is particularly advantageous, being in close proximity to Fairlop Station, which offers excellent transport links for commuting. Additionally, Barkingside High Street is nearby, providing a variety of shops, cafes, and amenities to cater to your everyday needs.

This maisonette is a fantastic opportunity to secure a well-located and well-maintained property in a sought-after area. Don't miss your chance to





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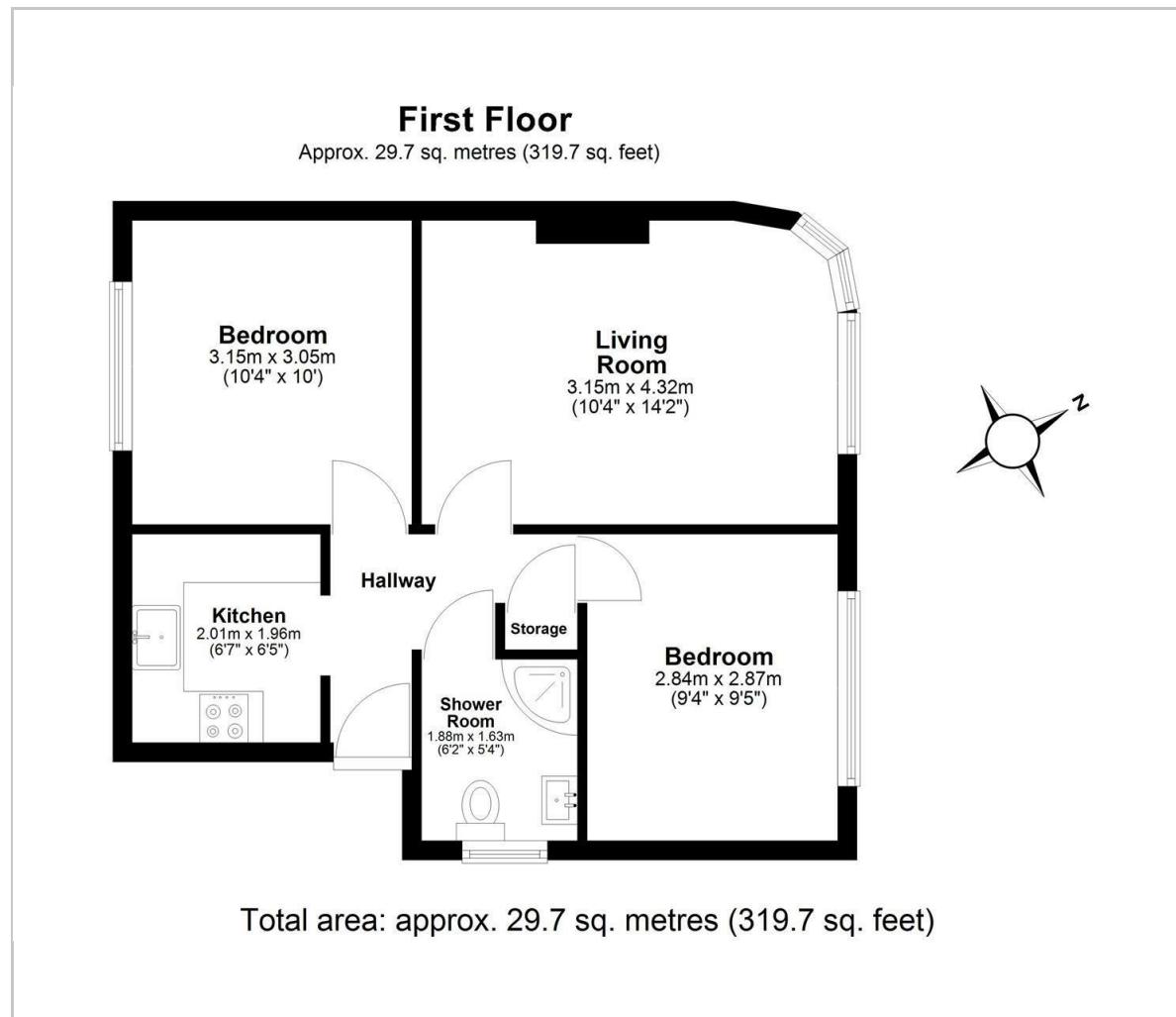
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make this lovely home your own.

Lease remaining: 911 years  
Service charge: £0  
Ground rent: £3.18

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.

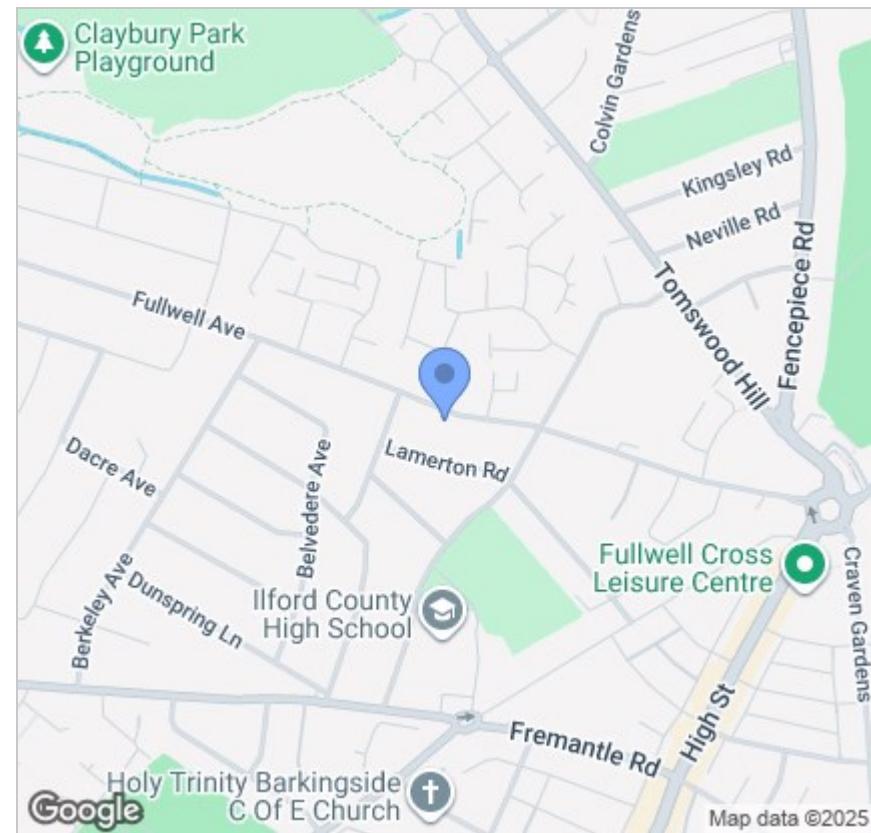
## Floor Plan



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.