



Marlborough Drive, Clayhall, IG5 0JW

Offers In Excess Of £800,000



** DETACHED CORNER PLOT CHALET BUNGALOW IN CLAYHALL - CHAIN FREE **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to present to the sales market this lovely four bedroom detached chalet bungalow located on a prominent corner plot in Marlborough Drive, IG5. The property is located in a premier location on a lovely tree-lined residential street in the highly desirable Clayhall area. This property is well presented throughout and boasts over 1700 sqft of internal space.

The property is finished well throughout and accommodation comprises; Ground floor: entrance hallway, two reception rooms, dining room, double bedroom with w/c, four-piece shower room, conservatory, and access to a low maintenance rear garden. First Floor: three double bedrooms and three-piece shower room. Externally, the property benefits from off-street parking to the front with space for 3 cars, private garden to the rear and a good size side return for access into the garden from the front of the house.

The property is located well for excellent schools, transport links and lots of local amenities. It is offered chain free, sure to attract a lot of interest and makes the ideal family home in a much sought after location. To arrange a viewing please call the OC Homes sales team now.

- FOUR BED DETACHED CHALET BUNGALOW
- OFF STREET PARKING
- IDEAL FAMILY HOME
- LOTS OF LOCAL AMENITIES
- EASY ACCESS TO GANTS HILL TUBE
- CHAIN FREE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
161.3 sq m / 1736 sq ft

TOTAL STORAGE SPACE
Storage area including GARDEN
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Driveway, Terrace, Transoms
97.3 sq m / 1047 sq ft

RESTRICTED HEADHEIGHT
LIVING AND BED ROOMS
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC



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