



Sandra Davidson are pleased to present a rare opportunity to acquire this extremely spacious four bedroom detached property situated on a cul-de-sac in Clayhall within the Beal and Redbridge school catchment area and close to local shops and amenities.

The property comprises four bedrooms including an en-suite and further family bathroom on the first floor, fitted kitchen, dining area, study and lounge on the ground floor, rear garden with personal side access and a detached garage. The property is offered with no onward chain and comprises:-





### ENTRANCE

Via partly glazed wooden door to entrance hall with tiled flooring, spotlight inset to ceiling, radiator, coving, door to;

### GROUND FLOOR W.C.

Window to flank, hand wash basin with tiled splashback, w.c, radiator, tiled floor, spotlight inset to ceiling

### STUDY 2.72m x 2.41m (8'11" x 7'11")

Window to front with radiator under, tiled flooring, coving,

### KITCHEN 3.21m x 3.18m (10'6" x 10'5")

Fitted wall and base units, wall mounted boiler, work surface, tiled up-stand, one and a half bowl kitchen sink with stainless steel tap and drainer, window to rear, four ring halogen hob with extractor hood above, oven, grill, stable door to exterior.

### DINING AREA 3.33m x 2.72m (10'11" x 8'11")

Tiled flooring, window to front, walk through to;-

### LIVING ROOM 5.43m x 3.18m (17'10" x 10'5")

Double glazed doors to rear, further window to rear, feature radiator, tiled

flooring, spotlights inset to ceiling, feature wood burning brick fireplace with log retainer.

### FIRST FLOOR LANDING

Airing cupboard housing water tank and heating and hot water control panel, carpet, access to loft, window

### BEDROOM ONE 3.49m x 3.18m (11'5" x 10'5")

Window to rear with radiator under, carpeted floor, skirting, door to;-

### EN - SUITE

Partly tiled, opaque window to flank, vinyl flooring, radiator, w.c, hand wash basin, tiled shower cubicle

### BEDROOM TWO 3.18m x 3.11m (10'5" x 10'2")

Window to rear with radiator under, carpeted floor, skirting, fitted wardrobe

### BEDROOM THREE 3.33m max x 2.72m max (10'11" max x 8'11" max)

Window to front with radiator under, carpeted floor, skirting, fitted wardrobes

### BEDROOM FOUR 3.18m x 1.94m (10'5" x 6'4")

Window to rear with radiator under, carpeted floor, skirting

### FAMILY BATH ROOM 2.52m x 1.75m (8'3" x 5'9")

Opaque window to front with blind, partly tiled walls, bath, w.c, hand wash basin, wall mounted mirrored vanity unit, vinyl flooring, radiator.

### EXTERIOR

Approximately 40' rear garden with paved area to front, outdoor tap, external light, raised flower beds and laid lawn, shed, side access, door to detached garage;-

### DETACHED GARAGE 4.95m x 2.55m (16'3" x 8'4")

Up and over door, power and lighting.







### Energy Performance Certificate



16, Peel Place, ILFORD, IG5 0PS

**Dwelling type:** Detached house  
**Date of assessment:** 14 March 2014  
**Date of certificate:** 14 March 2014

**Reference number:** 9248-5096-7217-2404-7950  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 109 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 3,240

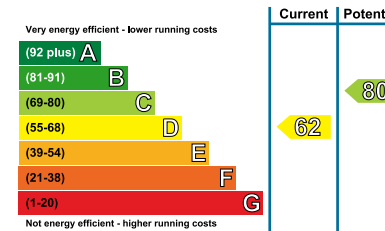
**Over 3 years you could save** £ 858

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 183 over 3 years	
Heating	£ 2,505 over 3 years	£ 1,953 over 3 years	
Hot Water	£ 387 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 3,240</b>	<b>£ 2,382</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

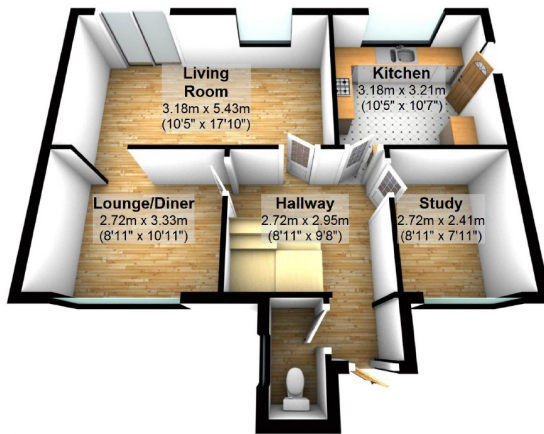
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 222	
2 Draught proofing	£80 - £120	£ 102	
3 Low energy lighting for all fixed outlets	£75	£ 141	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

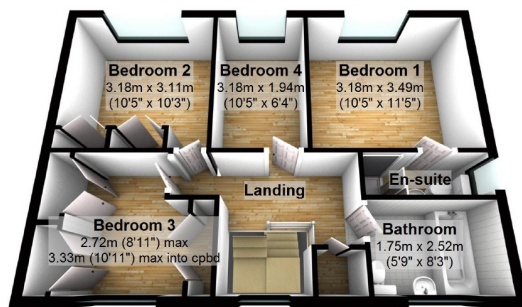
#### Ground Floor

Approx. 56.0 sq. metres (602.3 sq. feet)



#### First Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



#### Detached Garage

Approx. 12.6 sq. metres (135.9 sq. feet)



Total area: approx. 121.0 sq. metres (1302.8 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com Plan produced using The Mobile Agent.