



Cottesmore Avenue, Clayhall, IG5 0TG

£2,600 Per Calendar Month





Cottesmore Avenue

Clayhall, IG5 0TG

Local Authority: Redbridge

Tax Band: E

- EPC RATING: 71C
- EXTENDED KITCHEN/LOUNGE/DINER
- LARGE REAR GARDEN
- AVAILABLE NOW!!
- FOUR BEDROOMS
- TWO BATHROOMS
- OFF STREET PARKING ON OWN DRIVE
- CALL NOW TO VIEW

Sandra Davidson Estate Agents are pleased to offer to LET: Nestled on the charming Cottesmore Avenue in Clayhall, this delightful house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house boasts two modern bathrooms, catering to the needs of a busy household. Parking is a breeze with space for up to three vehicles, making it convenient for families or guests.

Step outside to discover a beautifully designed garden that is sure to impress. The wooden decking leads to a paved patio area, perfect for al fresco dining or enjoying a quiet evening under the stars. A striking steel gazebo adds a touch of elegance, while the lush grass lawn offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumb. A path leads to a large summer house, providing an excellent retreat for hobbies or relaxation. Additionally, there is a covered storage area behind the summer house, ensuring that your outdoor space remains tidy and organised.

With side access to the property, moving between the front and back gardens is effortless. This home on Cottesmore Avenue is not just a house; it is a sanctuary that combines modern living with outdoor charm. Don't miss the opportunity to make this wonderful property your own.

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ENTRANCE

Via Porch with double-glazed stained-glass door, concrete floor, light fitting and door which leads to the entrance hall with; Wooden flooring, painted walls, light fitting, telephone intercom, leading to both bedrooms one and two, shower room, utility room, staircase, and leading to living area.

LIVING AREA

Wooden flooring, part-painted/part-wall-papered walls, radiator, spot-lighting, leading to dining area.

DINING AREA

Wooden flooring, painted walls, radiator, spot-lighting, double glazed double patio doors leading to garden, and leading to kitchen.

KITCHEN

Tiled flooring, part-tiled/part-painted walls, radiator, spot-lighting, double-glazed windows, fully-fitted kitchen with lots of cabinet storage, large free-standing fridge-freezer, gas-hob, integrated oven/grill, extractor unit and large dishwasher.

BEDROOM ONE

Wooden flooring, painted walls, light fitting, radiator, double-glazed windows, fitted wardrobe

BEDROOM TWO

Wooden flooring, painted walls, radiator, light fitting, double-glazed windows, fitted wardrobe, king-size bed frame with in-built storage, quality king-size foam/spring mattress, chest drawer and bed-side tables

SHOWER ROOM

Tiled flooring, part-tiled/part-painted walls, light fitting, walk-in shower enclosure, hand-wash basin with cabinet, low-level W.C., towel heater and extractor fan





UTILITY ROOM

Wooden flooring, painted walls, light fitting, double-glazed window, cabinet with sink, washing machine and combi-boiler.

FIRST FLOOR LANDING

Carpeted stairs going to the upstairs landing with painted walls, light fitting, telephone intercom system and doors leading to eaves storage, bedrooms three and four, and upstairs bathroom.

BEDROOM THREE

Wooden flooring, part-painted/part-wall-papered walls, light fitting, radiator, double-glazed windows, fitted wardrobes and small storage area.

BEDROOM FOUR

Wooden flooring, painted walls, light fitting, radiator, fitted wardrobes and small storage area.

FAMILY BATHROOM

Tiled floor, part-tiled/part-painted walls, light fitting, towel heater, double-glazed windows, extractor fan, bathtub with shower, shower curtain, mirror with lighting, low-level W.C. and hand-wash basin with cabinet.

EXTERIOR

Wooden decking leading to paved patio area featuring a steel gazebo, grass lawn, path leading to a large summer house, and covered storage area behind the summer house. There is also side access to the property leading back to the front of the house.

OFF STREET PARKING TO FRONT ON OWN DRIVE







Floor Plans

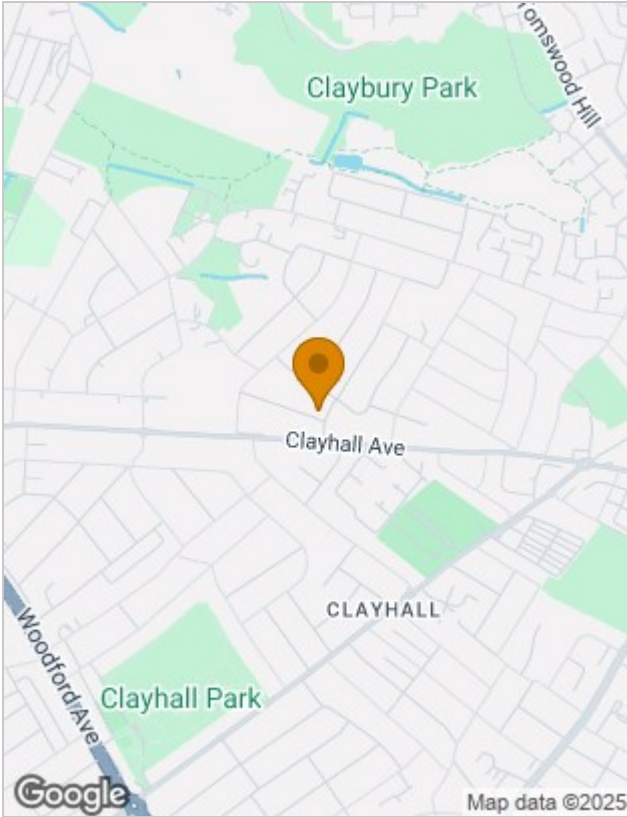


Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

