



WYFIELDS, CLAYHALL, IG5

£430,000 Freehold

Three Bedrooms | End Of Terrace | Quiet Cul-De-Sac Location
| Two Reception Rooms | Kitchen/Diner | Private Rear Garden
| First Floor Family Bathroom | No Onward Chain | Close To
Fairlop Central Line Station

SSTC

- End-terraced
- No Onward Chain
- Private rear garden
- Quiet location
- Three bedrooms

Introducing a charming three-bedroom, end-of-terrace house nestled in a quiet cul-de-sac location in Clayhall.

The ground floor boasts two spacious reception rooms, providing ample space for relaxation and entertainment and a kitchen/diner that is equipped with modern appliances and offers plenty of storage and worktop space.

Moving upstairs, the first floor features three comfortable bedrooms and the family bathroom.

The private rear garden is mainly laid to lawn with a patio area and garden shed.

Located in a cul-de-sac, this house offers a peaceful and safe environment, making it ideal for families looking to purchase their first home.

Additionally, the property is conveniently situated close to local amenities, schools, and transportation links, ensuring easy access to everything you need.

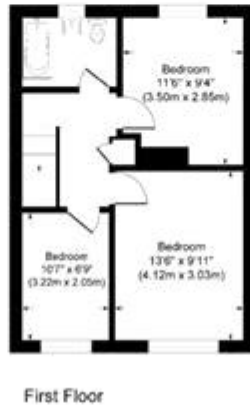
Don't miss the opportunity to make this delightful three-bedroom end-of-terrace house your new home.

Tenure: Freehold



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Wyfields

Approximate Gross Internal Area
 Ground Floor = 51.0 sq m / 549 sq ft
 First Floor = 40.0 sq m / 431 sq ft
 Total = 91.1 sq m / 981 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.