



COBURG GARDENS, CLAYHALL, IG5

GUIDE PRICE £700,000 Freehold

GUIDE PRICE: £700,000 - £725,000 | Four Bedroom
Detached House | Two Reception Rooms | Two Bathrooms |
Ground Floor WC | Off Street Parking | 32' Long Attached
Garage | Wide Plot With Potential To Extend (STPP) | Large
Private Rear Garden | No Onward Chain

- Detached
- Four bedrooms
- Ground floor WC
- No Onward Chain
- Off-street parking
- Private rear garden
- Two bathrooms
- Potential to extend (stpp)

GUIDE PRICE: £700,000 - £725,000.

Offered to the market with no onward is this substantial four bedroom, detached house that has ample scope to extend (STPP).

The ground floor accommodation comprises main front to back reception room with sliding doors leading to the rear garden, separate dining room, fitted kitchen with access to the rear garden and ground floor WC.

The first floor features the master bedroom that has an en-suite bathroom, three further bedrooms and the main family bathroom that has been refurbished.

Externally, the property has an attractive front garden that includes off street parking, gated side access and an attached garage that measures 32' in length. The rear garden offers an abundance of space and is mainly laid to lawn with a patio area.

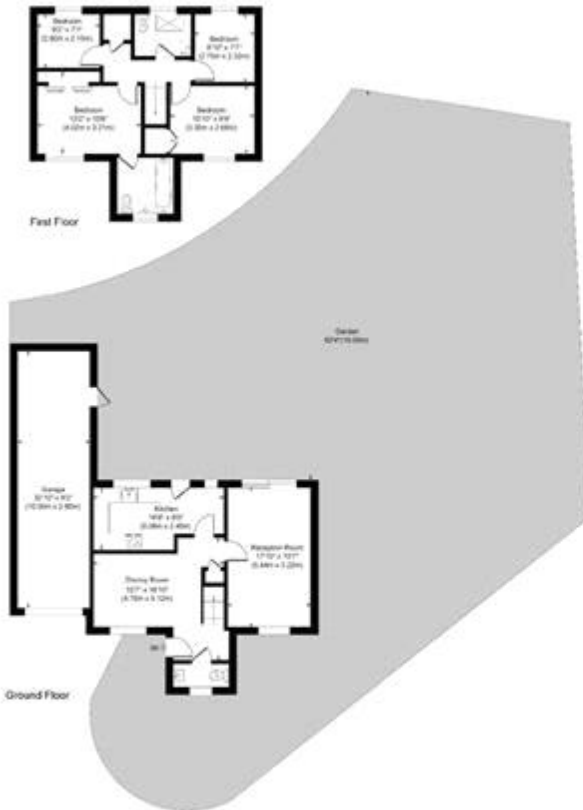
Coburg Gardens is a quiet cul-de-sac that is within close proximity to transport links, shops and schools.

Council Tax Band: F

Tenure: Freehold



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Approximate Gross Internal Area
 Ground Floor = 51.0 sq m / 550 sq ft
 First Floor = 51.0 sq m / 550 sq ft
 Garage = 28.0 sq m / 301 sq ft
 Total = 130.1 sq m / 1401 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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