



## COBURG GARDENS, CLAYHALL, IG5

**SSTC**

**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

Parking options: Off Street

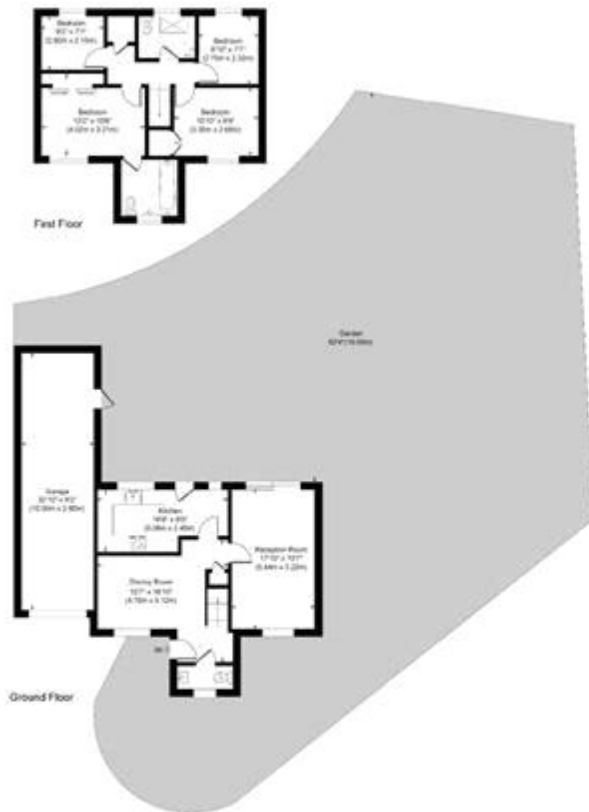
Garden details: Private Garden





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## Coburg Gardens

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

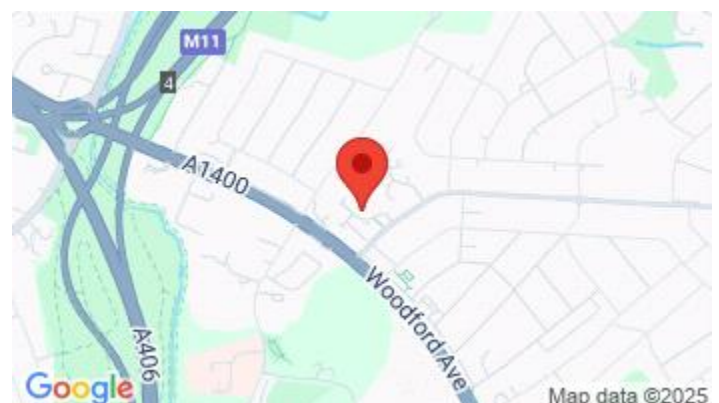
Total = 130.1 sq m / 1401 sq ft

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	<b>65</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.