



PEEL DRIVE, CLAYHALL, IG5

OFFERS OVER £700,000

Freehold

Four Bedroom Semi-Detached House | Extended To Ground Floor | Two Reception Rooms | Garage | Ground Floor WC | Fitted Kitchen | Rear Garden With Shed | Two Bathrooms (One En-Suite) | Off Street Parking | Beal School Catchment

- Garage
- Two reception rooms
- Four bedroom semi-detached house
- Ground floor WC
- Off-street parking
- Two bathrooms
- Rear garden with brick built shed

This well-presented four bedroom, semi-detached house offers generous living space and is set within in a sought-after residential location that falls within Beal school catchment.

The ground floor features two bright and airy reception rooms, a modern fitted kitchen, and the convenience of a ground floor WC.

Upstairs, you'll find four well-proportioned bedrooms served by two bathrooms, making morning routines effortless for busy households.

Outside, the property boasts a private rear garden with a brick-built storage shed—perfect for tools or hobby space—as well as a garage which can be accessed from both the front and rear, and off-street parking to the front.

Council Tax Band: F

Tenure: Freehold

Parking options: Off Street

Garden details: Rear Garden

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

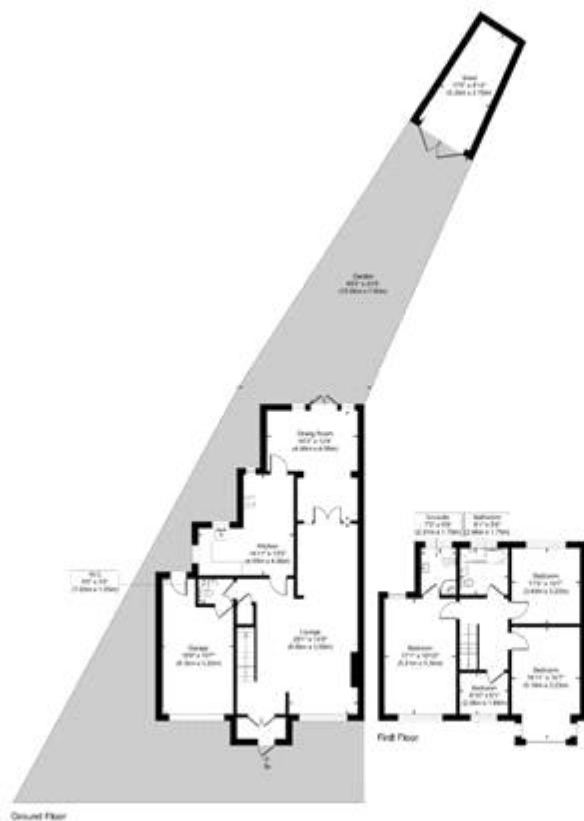
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Peel Drive

Approximate Gross Internal Area

Ground Floor = 75.5 sq m / 813 sq ft

First Floor = 64.3 sq m / 693 sq ft


Garage = 19.6 sq m / 211 sq ft

Shed = 12.0 sq m / 130 sq ft

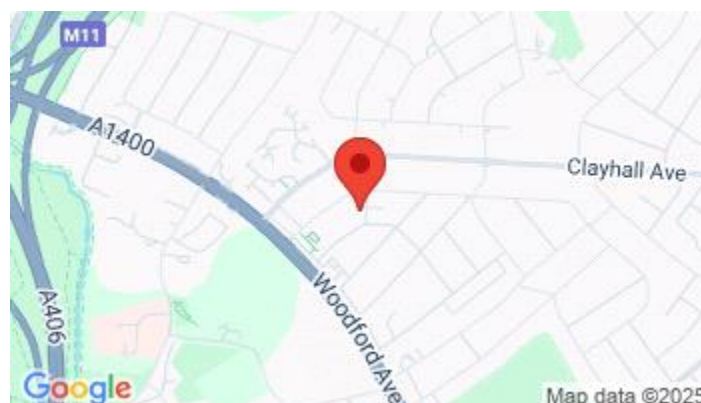
Total = 171.4 sq m / 1847 sq ft

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-) A		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
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/fittings 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.