



## THE GLADE, CLAYHALL, IG5

£700,000 Freehold

Three Bedroom Semi-Detached House | 1930s Smith Built | Attached Garage (Potential To Extend STPP) | Two Reception Rooms | Separate Kitchen | First Floor Family Bathroom | Private Rear Garden | Front Drive With Off Street Parking | No Onward Chain

- Attached garage
- Ground Floor WC
- No Onward Chain
- Private Rear Garden
- Three bedroom semi-detached house
- Two reception rooms

Alter & Cope are delighted to bring to the market this charming 1930s Smith-built, halls-adjointing, three-bedroom semi-detached home, complete with an attached garage and exciting potential to extend (subject to the usual planning permissions).

The accommodation is well-proportioned and full of character, comprising an entrance porch and welcoming hallway with a WC, a bright front reception room featuring a classic bay window, and a fitted kitchen with direct access to the rear garden. To the rear is a second reception room, also opening onto the garden, creating a lovely flow for family living and entertaining.

Upstairs, the first-floor landing leads to a generous principal bedroom with bay window, a second double bedroom, a third bedroom, a family bathroom and a separate WC.

Externally, the rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining and relaxation.

The attached garage can be accessed from both the front and rear of the property, adding to the home's practicality and appeal.

While the property would benefit from some modernisation, it offers tremendous scope and potential, with spacious interiors that make it an excellent opportunity for families or those looking to create their ideal long-term home.

Offered to the market with no onward chain, this is a fantastic opportunity not to be missed.

Council Tax Band: E

Tenure: Freehold

Parking options: Off Street

Garden details: Private 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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## The Glade

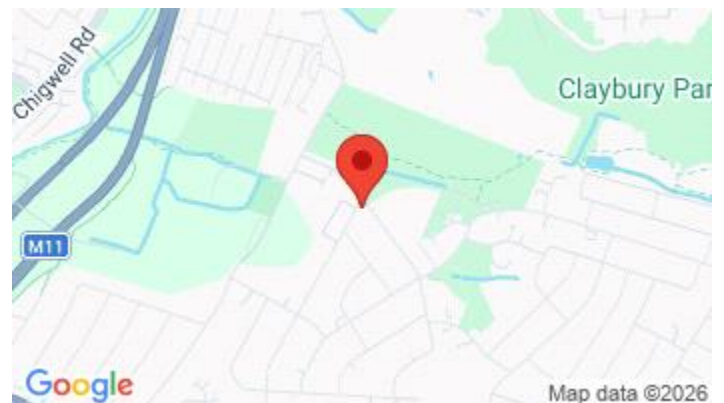
Approximate Gross Internal Area  
 Ground Floor = 63.9 sq m / 688 sq ft  
 First Floor = 52.1 sq m / 561 sq ft  
 Total = 116.3 sq m / 1252 sq ft

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		<b>87</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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.