

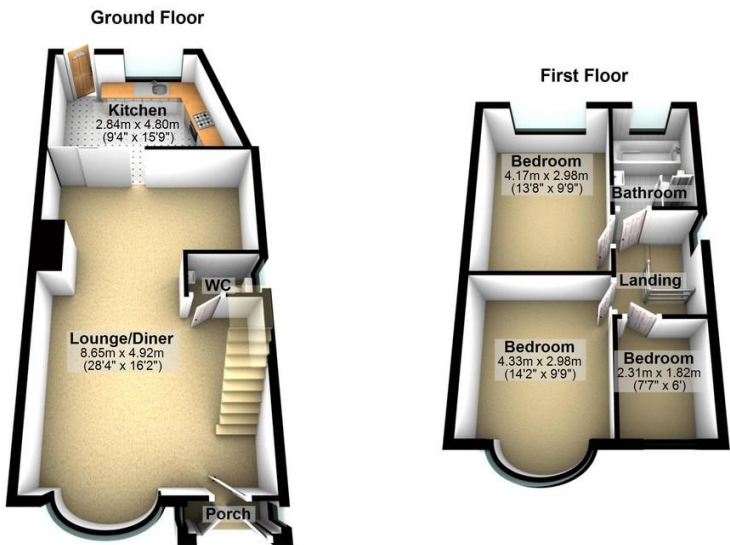
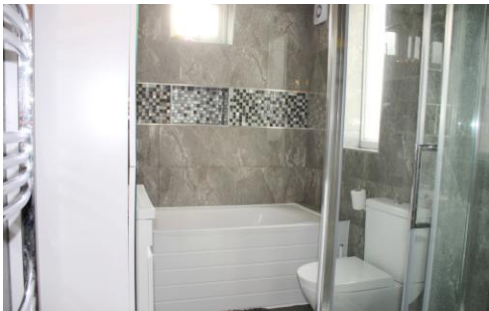


Cottesmore Avenue
Clayhall, Essex, IG5

Offers In Excess Of
£500,000

Property Summary

**** PRICED TO SELL - OPEN DAY SATURDAY 27TH NOVEMBER - BY APPOINTMENT ONLY **** Located in this very popular residential turning in Clayhall, and being within the catchment for popular local schools is this extended semi detached property which currently offers three bedrooms and a four piece family bathroom on the first floor, with the ground floor providing a lounge/diner, ground floor cloakroom and a kitchen extension. To the rear is a patio area which leads to a lawned garden and there is a single garage approached via a shared driveway and the front provides off street parking.



Total area: approx. 89.3 sq. metres (960.9 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Three Bedrooms
- Four Piece Family Bathroom
- Ground Floor Cloakroom
- Lounge/Diner
- Kitchen Extension
- Garage
- Off Street Parking
- Patio Area Leading To Lawned Garden
- Popular Schools Nearby
- Priced To Sell

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every