

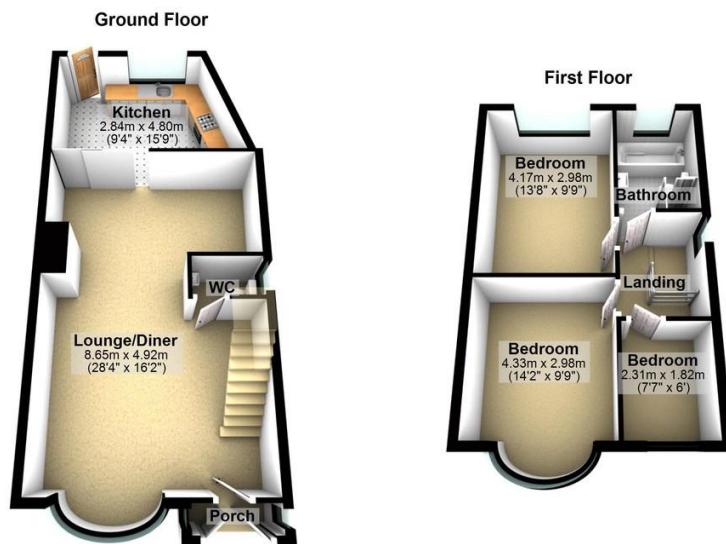


Cottesmore Avenue
Clayhall, Essex, IG5

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		84 B
81-91	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

Sovereign House
176 Longwood

www.sovereign-house.com
homes@sovereign-house.com
02082201500

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