



**Price**  
**£850,000**

**Freehold**

4x  3x  3x 

**Stradbroke Grove,  
Clayhall, Ilford, Essex,  
IG5**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Four bedroom semi detached house
- Corner plot
- En-suite to master bedroom
- Garage and off-street parking
- Beal High School catchment area

## Accommodation

### GROUND FLOOR

- Porch
- Entrance hall
- Lounge/dining room : 23'0 x 11'0 (7.02m x 3.36m)
- Play room: 18'9 x 10'9 (5.72m x 3.28m)
- Kitchen: 18'0 x 9'0 (5.49m x 2.75m)
- Cloak room

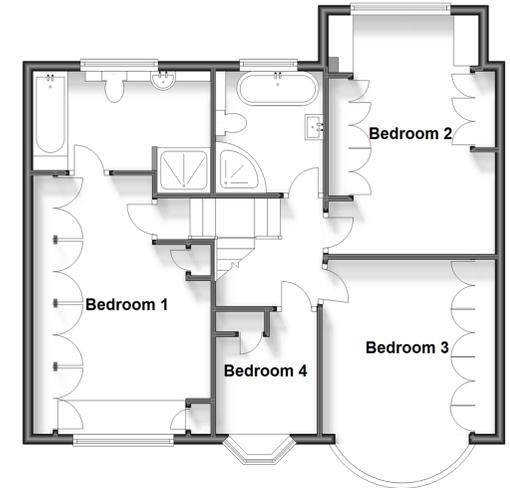
### FIRST FLOOR

- Landing
- Bedroom 1 : 16'6 x 9'11 (5.03m x 3.02m)
- En suite
- Bedroom 2: 15'9 x 10'8 (4.80m x 3.25m)
- Bedroom 3: 11'5 x 9'11 (3.48m x 3.02m)
- Bedroom 4: 9'11 x 8'0 (3.02m x 2.44m)
- Bathroom

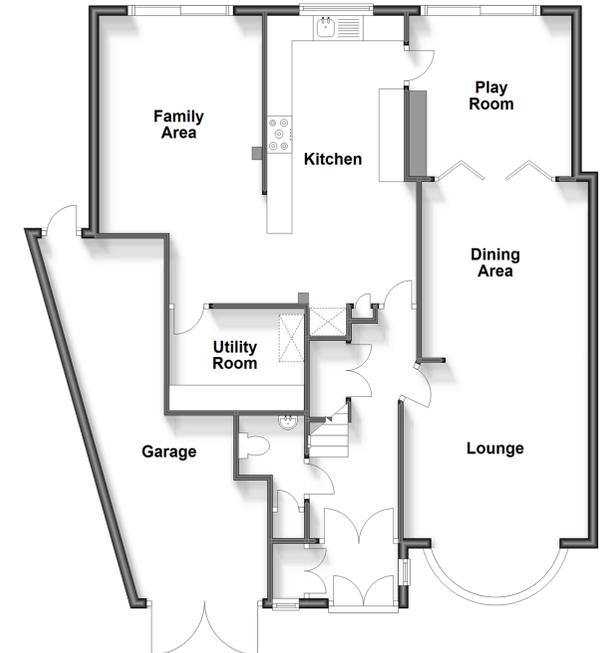
### OUTSIDE

- Rear garden
- Off street parking
- Garage

**First Floor**  
Approx. 70.4 sq. metres (757.6 sq. feet)



**Ground Floor**  
Approx. 88.0 sq. metres (947.5 sq. feet)



**Call Barkingside - 020 8551 4025 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fitings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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