



HAZELBROUCK GARDENS, HAINAULT, IG6

GUIDE PRICE £550,000 Freehold

GUIDE PRICE: £550,000 - £570,000 | Four Bedroom Terraced House | Through Lounge | Large Kitchen With Skylight Window | Conservatory | 131ft Rear Garden With Outbuilding | Two Bathrooms | Off Street Parking | Walking Distance To Hainault Station

- Four Bedroom Terraced House
- Through Lounge
- Kitchen With Skylight Window
- Conservatory
- 131ft Rear Garden With Outbuilding
- Two Bathrooms
- Off Street Parking

Guide Price: £550,000 – £570,000

This spacious and well-presented four-bedroom terraced home offers generous living space, modern conveniences, and an impressive rear garden.

Conveniently located within walking distance of Hainault Station, the property provides excellent transport links while benefiting from a peaceful residential setting.

Upon entering the home, you are welcomed by a bright and inviting hallway leading into a through lounge, offering a versatile open living and dining space. The room benefits from ample natural light and provides an ideal setting for both relaxing and entertaining guests.

To the rear of the property, there is a large kitchen which has been thoughtfully designed with generous workspace and storage and is enhanced by a skylight window, allowing natural light to flood the room and creating a bright and airy atmosphere. The conservatory can be accessed via the kitchen.

The first floor features three bedrooms and the family bathroom. The second floor includes a fourth bedroom with its own en-suite shower room.

One of the standout features of this home is the impressive 131ft rear garden. The garden offers a wonderful outdoor space perfect for relaxing, entertaining, or family activities. Towards the rear, an outbuilding provides additional versatility and could be used as a home office, gym, studio, or storage space depending on the new owner's needs.

To the front of the property, there is the added benefit of off-street parking.

Situated within walking distance of Hainault Station, the property provides excellent connectivity into Central London via the Central line, making it ideal for commuters.

Combining generous living accommodation, a substantial garden, and a highly convenient location, this property presents a fantastic opportunity to acquire a well-balanced family home in a sought-after area. Early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

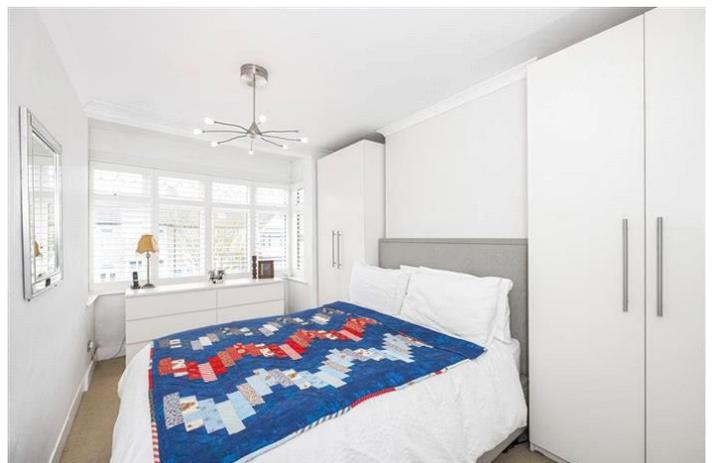
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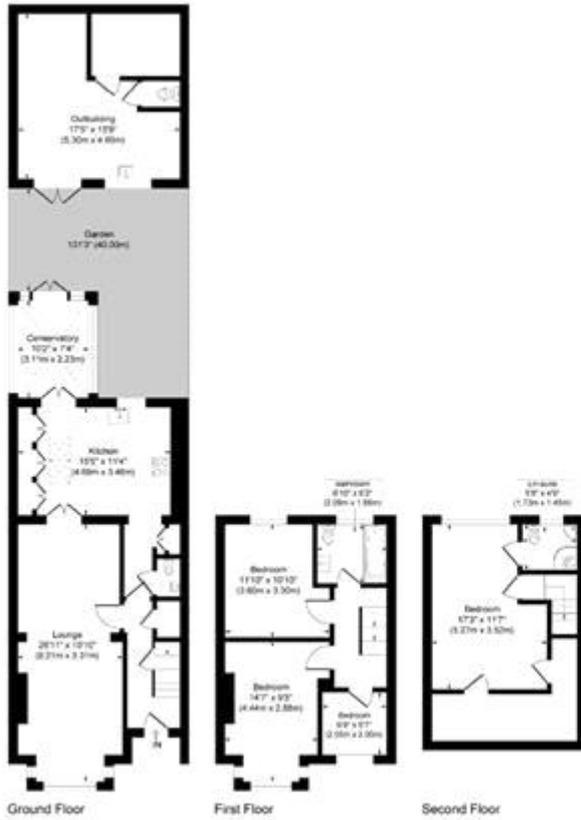
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

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.

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Hazelbrouck Gardens

Approximate Gross Internal Area

Ground Floor = 64.9 sq m / 699 sq ft

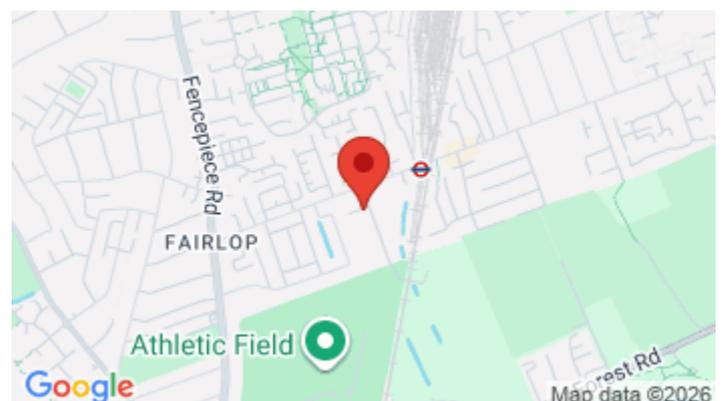
First Floor = 39.2 sq m / 423 sq ft

Second Floor = 22.5 sq m / 242 sq ft

Outbuilding = 27.1 sq m / 293 sq ft

Total = 153.7 sq m / 1657 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.



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/fixings 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.