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49 Tudor Crescent
Hainault, Essex IG6 2RY
Price guide £450,000

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GUIDE PRICE £450,000 - £475,000. Arbon & Miller are privileged to offer this spacious three bedroom mid-terrace house located in this highly sought after residential turning within both West Hatch High School catchment and Fairlop Primary School catchment and within 0.9 miles of HAINAULT CENTRAL LINE STATION offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. Local shops and bus services are also within close proximity. The ground floor consists of Large Through Lounge, and Feature Kitchen. The first floor boasts three well-proportioned Bedrooms and Family Shower Room/WC. The exterior boasts a delightful 65ft Rear Garden which is mainly laid to patio/lawn. An early viewing is highly recommended to appreciate the many features.

ENTRANCE PORCH 9'3 x 2'5 (2.82m x 0.74m)

Double glazed entrance door with double glazed sidelight and fanlights over, one wall light point, further entrance door to:

ENTRANCE HALL 10'5 x 5'5 (3.18m x 1.65m)

Radiator, stairs to first floor, multi glazed door to Kitchen, further multi glazed door leading to:

THROUGH LOUNGE 18'9 x 11'9 (5.72m x 3.58m)

Double glazed window with fanlights over to front, radiator, coved cornice, two wall light points, wall mounted gas fire with back boiler, double glazed double doors leading to Rear Garden.

KITCHEN 12'9 x 10'5 max (3.89m x 3.18m max)

Range of feature base and wall units with concealed lighting, working surfaces, cupboards and drawers, one and a half bowl stainless steel sink top with mixer tap, built-in oven and microwave over, four ring electric AEG hob with enclosed extractor fan over, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled floor, understairs storage and meter cupboard, three light double

glazed window, obscure double glazed door leading to Rear Garden.

LANDING

Access to loft, access to all rooms, airing cupboard housing water cylinder.

BEDROOM ONE 12'7 into wardrobe recess x 10'10 (3.84m into wardrobe recess x 3.30m)

Three light double glazed window to front, radiator, coved cornice, two wall light points, built-in wardrobe cupboards to one wall.

BEDROOM TWO 10'10 x 9'1 (3.30m x 2.77m)

Three light double glazed window to front, built-in storage cupboard, radiator.

BEDROOM THREE 10'6 narrowing to 9'5 x 7'6 (3.20m narrowing to 2.87m x 2.29m)

Three light double glazed window to rear, radiator, built-in storage cupboard.

FEATURE SHOWER ROOM 10'6 x 4'5 (3.20m x 1.35m)

Raised walk-in feature shower cubicle with multi jets, shower attachment and separate inserted "rainforest" shower head, vanity unit with wash hand basin, mixer tap and storage below, enclosed low level wc, tiled walls, heated towel rail,

further radiator, obscure double glazed window to rear.

REAR GARDEN

Approx. 65ft. Shared tunnel side access, outside tap, brick-built storage shed, partly raised paved patio area with paved path leading to further rear access via rear gate, remainder mainly laid to lawn.

FRONT GARDEN

Mainly laid to paving.

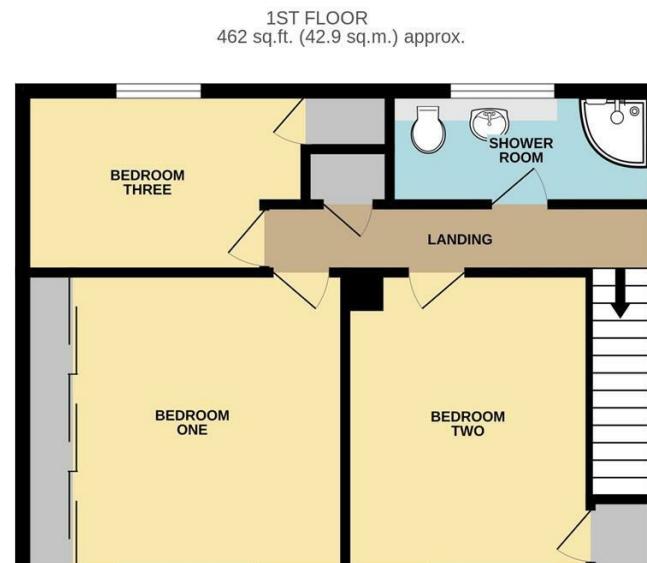
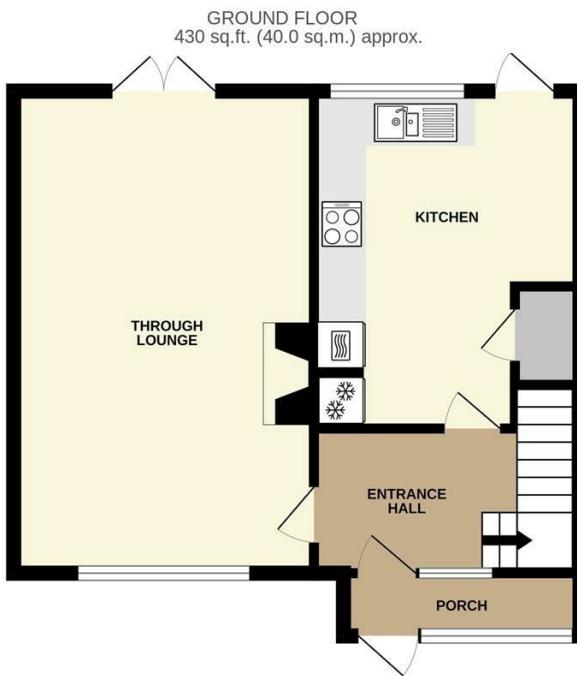
COUNCIL TAX

London Borough of Redbridge - Council Tax Band - D

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

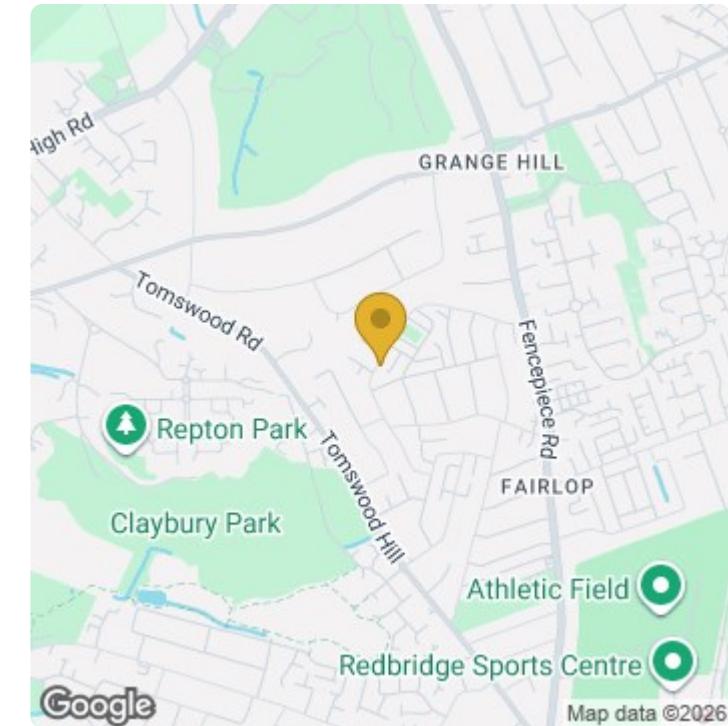




TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

