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48 Dryden Close
Hainault, Essex IG6 3EA
Price guide £300,000

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Guide Price: £300,000 to £315,000 - CHAIN FREE A superb opportunity to acquire this well-presented two-bedroom ground-floor maisonette, offered chain free and benefiting from the security of a long lease. The property enjoys the rare advantage of both its own front garden and a private rear garden, together with two generous double bedrooms — offering a sense of space and outside area more commonly associated with a house than a maisonette. Positioned on the ground floor with no communal stairs, it is ideal for first-time buyers, downsizers and investors alike, and being offered chain free it presents a refreshingly straightforward, stress-free purchase. The location is excellent for both families and commuters, with a good choice of well-regarded local schooling close at hand, including John Bramston, Manford and Coppice Primary Schools, along with a range of shops, supermarkets and everyday amenities — including a Tesco just moments away. The green open spaces and leisure of Hainault Forest Country Park and Fairlop Waters are close by, while Hainault Underground station offers direct Central line access into the City, Canary Wharf and the West End. A rare combination of space, private gardens and convenience, offered with no onward chain — early viewing is highly recommended.

ENTRANCE HALL

UPVC entrance door with coloured leaded light style insert, dado rail, laminated wood strip flooring, storage cupboard, doors to:

KITCHEN 7'3 x 6'3 (2.21m x 1.91m)

Range of wall and base units, working surfaces, cupboards and drawers, single drainer stainless steel sink top with mixer tap, gas cooker point, plumbing for washing machine, wall mounted boiler, tiled splashback, double glazed window with fanlight over to rear garden.

LOUNGE 12'2 x 10'6 (3.71m x 3.20m)

Feature fireplace, dado rail, two wall light points, laminated wood strip flooring, dado rail, radiator, double glazed double doors with fanlight over and fixed sidelight either side leading to rear garden.

BEDROOM ONE 11'10 x 10'6 (3.61m x 3.20m)

Fitted mirror fronted wardrobes to one wall, radiator, dado rail, two light double glazed window.

BEDROOM TWO 9'6 x 8'6 (2.90m x 2.59m)

Double glazed window, radiator, dado rail, laminated wood strip flooring.

SHOWER ROOM 6'3 x 5'11 (1.91m x 1.80m)

Shower cubicle with glazed door, vanity unit with wash hand basin, mixer tap and cupboard under, close coupled wc, tiled walls, tiled floor, upright heated towel rail, obscure double glazed window with fanlight over.

REAR GARDEN

Paved patio area, outside light, lawn, mature shrub borders, shed on hardstanding, gated pedestrian side access.

FRONT GARDEN

Laid to lawn with mature tree and shrubs.

LEASE

189 years.

GROUND RENT

Nil.

COUNCIL TAX

London Borough of Redbridge - Band B

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

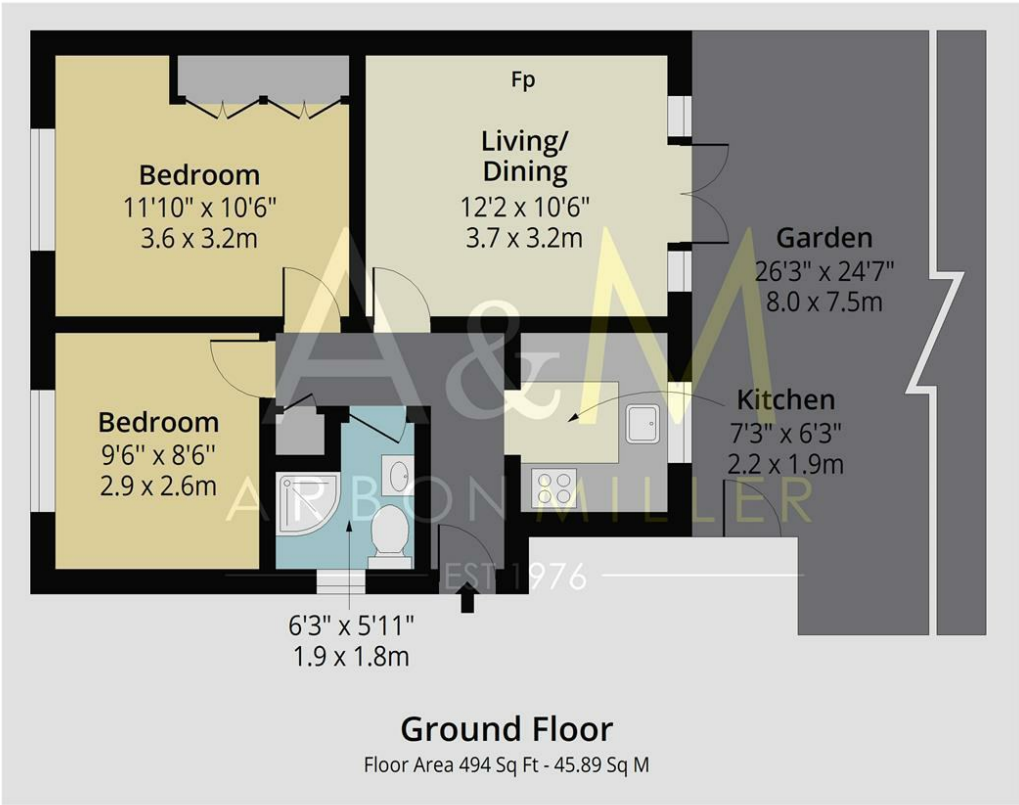
AGENTS NOTE

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.



Dryden Close IG6

Approx. Gross Internal Area 494 Sq Ft - 45.89 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 22/7/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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