

A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976

26 Bernards Close
Hainault, Essex IG6 2SR
Price £425,000

26 Bernards Close, Hainault, Essex IG6 2SR

Arbon & Miller are privileged to offer this decoratively immaculate Semi-Detached two bedroom house with parking situated within this quiet cul-de-sac immediately off Fencepiece Road. The property has been extensively extended and refurbished throughout provide open plan living to the ground floor with the added benefit of a home office and ground floor cloakroom. Situated less than 5 minute walk from local shopping facilities and bus services, which provide direct access to both Romford & Ilford town centres, as well being 10 minutes walk from Hainault Central Line Station, offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. This delightful well appointed house can only be fully appreciated by carrying out an internal inspection.

ENTRANCE

Entrance door with obscure glazed insert to:

OPEN PLAN LOUNGE 19'7 x 12'1 (5.97m x 3.68m)

UPVC double glazed entrance door, two light double glazed window with fanlight over, wood strip flooring, stairs to first floor with glass balustrade, understairs storage cupboard, understairs alcove housing meters, vertical radiator, inset spotlights to ceiling, opening to:

KITCHEN/DINER 13'7 x 11'4 (4.14m x 3.45m)

Range of wall and base units, cupboards and drawers, stainless steel sink top with mixer tap, built-in electric oven, four burner gas hob with extractor fan over, integrated washing machine and dishwasher, tiled splashback, recess for fridge/freezer, inset spotlights to ceiling, concealed lighting, cupboard housing boiler, Velux skylight window, double radiator, two light double glazed window, double glazed double doors to rear garden, door to office, door to cloakroom.

OFFICE 6'4 x 5'4 (1.93m x 1.63m)

Two light double glazed window with fanlight over, wood strip flooring, double radiator, inset spotlights to ceiling.

CLOAKROOM 5'4 x 3'1 (1.63m x 0.94m)

Low level wc, wash hand basin with storage under and mixer tap, heated towel rail, tiled floor, obscure double glazed window with fanlight over, inset spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING

Inset spotlights to ceiling, wood strip flooring, access to loft, doors to:

BEDROOM ONE 12'1 max x 8'5 (3.68m max x 2.57m)

Two light double glazed window with fanlight over, double radiator, wood strip flooring.

BEDROOM TWO 8'8 x 8'2 (2.64m x 2.49m)

(Currently used as dressing room). Two light double glazed window with fanlight over, double radiator.

FEATURE BATHROOM 11'3 max x 5'7 (3.43m max x 1.70m)

Tiled enclosed bath with mixer tap and shower attachment over, low level wc, vanity unit with wash hand basin with mixer tap, heated towel rail, tiled walls, extractor fan, inset spotlights, separate glazed shower cubicle with mixer taps, shower attachment and rainforest shower head over, obscure double glazed window with fanlight over.

REAR GARDEN

South west facing garden with sun throughout the day, patio area, remainder laid to pea shingle with paved stepping stones, flower border, pedestrian side access, security light, outside tap.

FRONT GARDEN

Two allocated parking spaces. Shingled area.

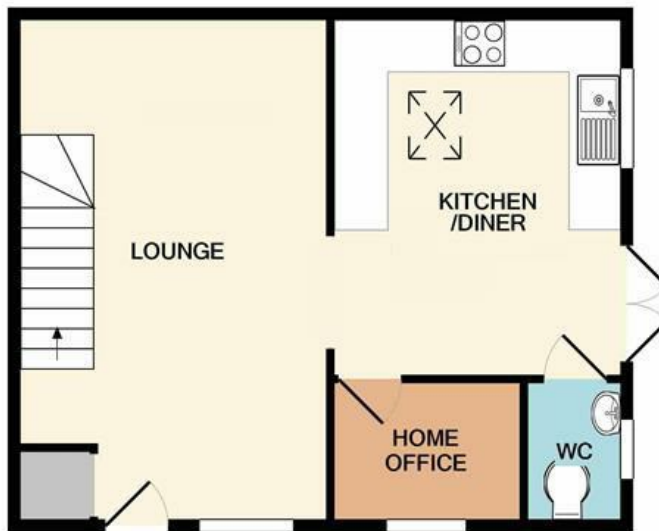
COUNCIL TAX

London Borough of Redbridge - Band C

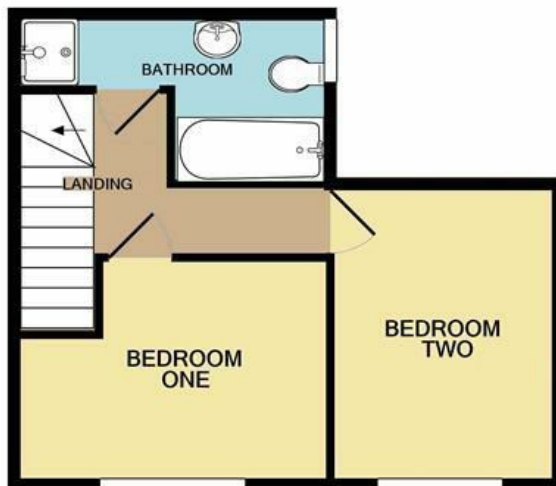
AGENTS NOTE

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.





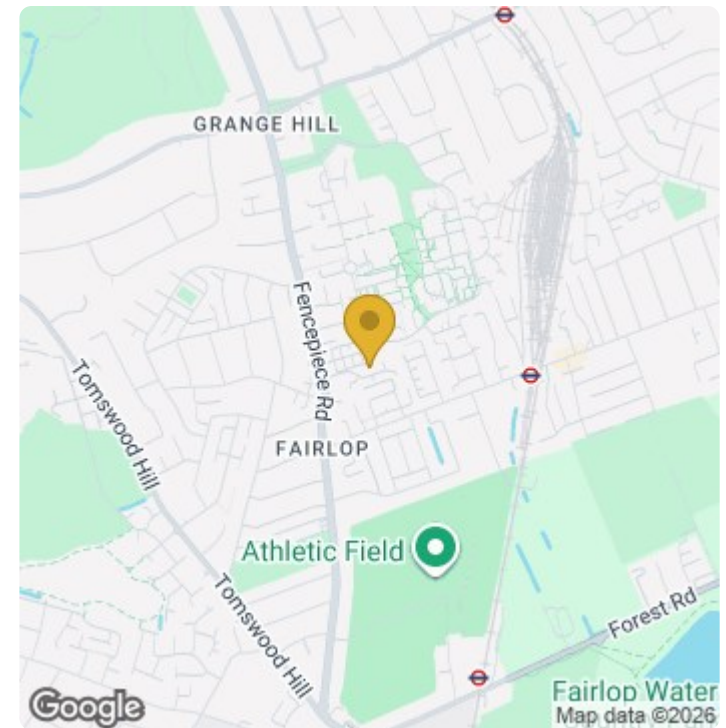
GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



A&M
ARBONMILLER
EST 1976



A&M
ARBONMILLER
EST 1976



A&M
ARBONMILLER
EST 1976



A&M
ARBONMILLER
EST 1976