



4 Lime Grove
Hainault, Essex IG6 3DR
Price £515,000

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*** CHAIN FREE *** Arbon & Miller are delighted to offer this TWO bedroom EXTENDED semi-detached bungalow located on one of the areas most prestigious residential roads. Positioned within close proximity to local shops, bus services and Hainault Central Line Tube Station which offers direct access to Stratford within approx 20 minutes and Liverpool Street within approx 30 minutes. The property offers many features, some of which include:

ENTRANCE HALL

Part obscure glazed entrance door, ornate coved cornice, picture rail, dado rail, polished laminated wood strip flooring, enclosed radiator, access to loft.

LOUNGE 15'5" into bay x 11'11" (4.70 into bay x 3.63)

Five light multi glazed style double glazed bay with fanlight over, ornamental fireplace surround, ornate coved cornice, picture rail, radiator, two wall light points.

DINING ROOM 13'11" x 10'8" max (4.24 x 3.25 max)

Obscure double glazed window with fanlight over to flank, radiator, wood strip style flooring, ornate coved cornice, picture rail, part open via arch to:

EXTENDED KITCHEN 13'11" x 10'4" (4.24 x 3.15)

Base and wall units with concealed lighting, working surfaces, cupboards and drawers, peninsular breakfast bar, one and half bowl sink top with mixer tap, plumbing for washing machine and dishwasher, extractor fan, four light double glazed window to rear, coved cornice, part tiled walls, radiator, double glazed door to rear garden.

BEDROOM ONE 12'0" x 11'11" (3.66 x 3.63)

Three light double glazed window with fanlight over, radiator, fitted wardrobes to two walls with matching chest of drawers and bedside tables, ornate coved cornice, picture rail.

BEDROOM TWO 9'0" x 8'11" (2.74 x 2.72)

Multi glazed style double glazed window, fitted wardrobe cupboards, radiator.

BATHROOM 7'7" x 6'2" (2.31 x 1.88)

"P" shaped panel enclosed bath with mixer tap, separate thermostatically controlled shower unit with curved glazed side screen, pedestal wash hand basin with mixer tap, low level wc, part mirror fronted bathroom cabinet, tiled walls, coved cornice, spotlights to ceiling, cupboard housing hot water cylinder, further built-in cupboard housing boiler, obscure double glazed window with fanlight over to flank, double radiator.

REAR GARDEN

Approx 70' rear garden with large paved patio area, various established trees and shrubs, outside light, outside power point,

shed, outside tap, summer house to rear, remainder laid to lawn. Side entrance measuring 7'2 offering potential for development subject to planning permission.

FRONT GARDEN

Block paved front garden providing CAR PARKING SPACE.

COUNCIL TAX

London Borough of Redbridge - 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.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

