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164 Tudor Crescent
Hainault, Essex IG6 2SE
Price guide £500,000

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Price Guide £500,000 - £525,000 - Arbon & Miller are delighted to offer this spacious extended three bedroom mid-terrace family home located in this highly sought after residential turning within both West Hatch High School catchment and Fairlop Primary School catchment and within 0.7 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 extended Lounge/Diner, feature Kitchen, Utility Room and additional Store Room. To the first floor three well-proportioned Bedrooms and Family Bathroom/WC. The exterior boasts a delightful Rear Garden which is mainly laid to lawn. To the front of the property benefits from private driveway providing car parking space. An early viewing is highly recommended to appreciate the many features the property has to offer.

ENTRANCE PORCH 6'9 x 2'2 (2.06m x 0.66m)

Glazed sliding door with fixed glazed sidelight, further entrance door to:

ENTRANCE HALL 12'6 x 6'0 (3.81m x 1.83m)

Built-in storage cupboards, stairs to first floor, laminate effect wood flooring, door to:

KITCHEN 14'11 x 9'1 (4.55m x 2.77m)

Single drainer sink top with mixer taps, range of base and wall units, working surfaces, cupboards and drawers, built-in oven, built-in microwave, five ring gas hob with extractor fan over, plumbing for washing machine, part tiled walls, tiled floor, double radiator, double glazed window to front.

EXTENDED LOUNGE/DINER 21'6 x 15'10 max (6.55m x 4.83m max)

Double glazed sliding patio door leading to Rear Garden, double glazed window to rear, two double radiators, coved cornice, Solid oak wood flooring.

UTILITY ROOM 7'11 x 5'0 (2.41m x 1.52m)

Fitted wall units, space for tumble dryer, tiled floor, door to:

STORAGE ROOM 9'3 x 4'7 (2.82m x 1.40m)

Obscure double glazed door leading to Rear Garden, double glazed window to rear, skylight, wall-mounted boiler.

LANDING 13'5 x 3'0 (4.09m x 0.91m)

Doors to all rooms, access to loft.

BEDROOM ONE 13'3 x 10'9 (4.04m x 3.28m)

Two light double glazed window to rear, radiator, fitted wardrobe cupboards, solid oak flooring.

BEDROOM TWO 10'5 x 10'4 into wardrobe (3.18m x 3.15m into wardrobe)

Two light double glazed window to rear, storage cupboard housing hot water cylinder, fitted wardrobe cupboard, radiator.

BEDROOM THREE 10'6 x 7'2 (3.20m x 2.18m)

Double glazed window to front, radiator.

FAMILY BATHROOM 7'5 x 6'7 (2.26m x 2.01m)

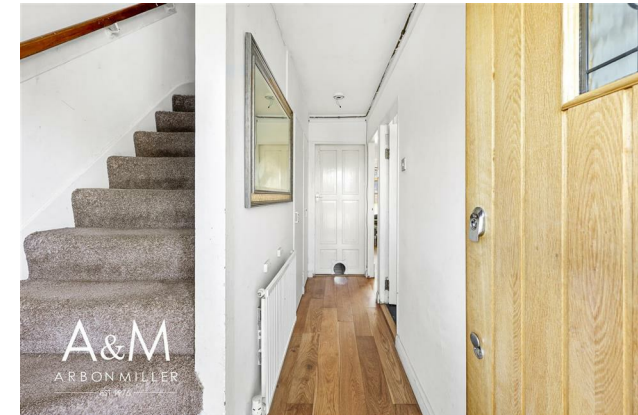
Panel enclosed bath with independent shower unit and fitted glass shower screen, suspended wash hand basin with mixer taps, low level wc, heated towel rail, tiled walls, tiled floor, two obscure double glazed window to rear.

REAR GARDEN

Paved patio area, raised planters, bespoke built garden office with power, heating and hard wired internet, security light, remainder laid to lawn.

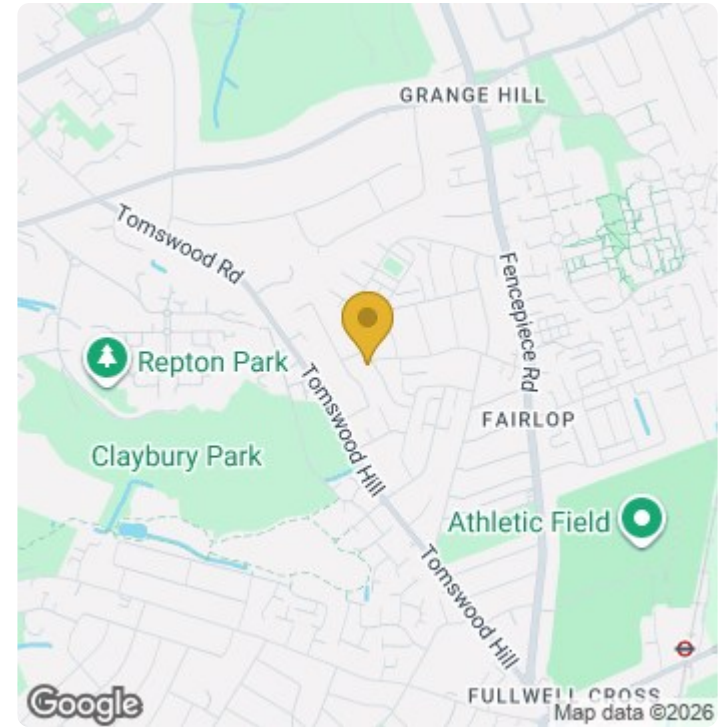
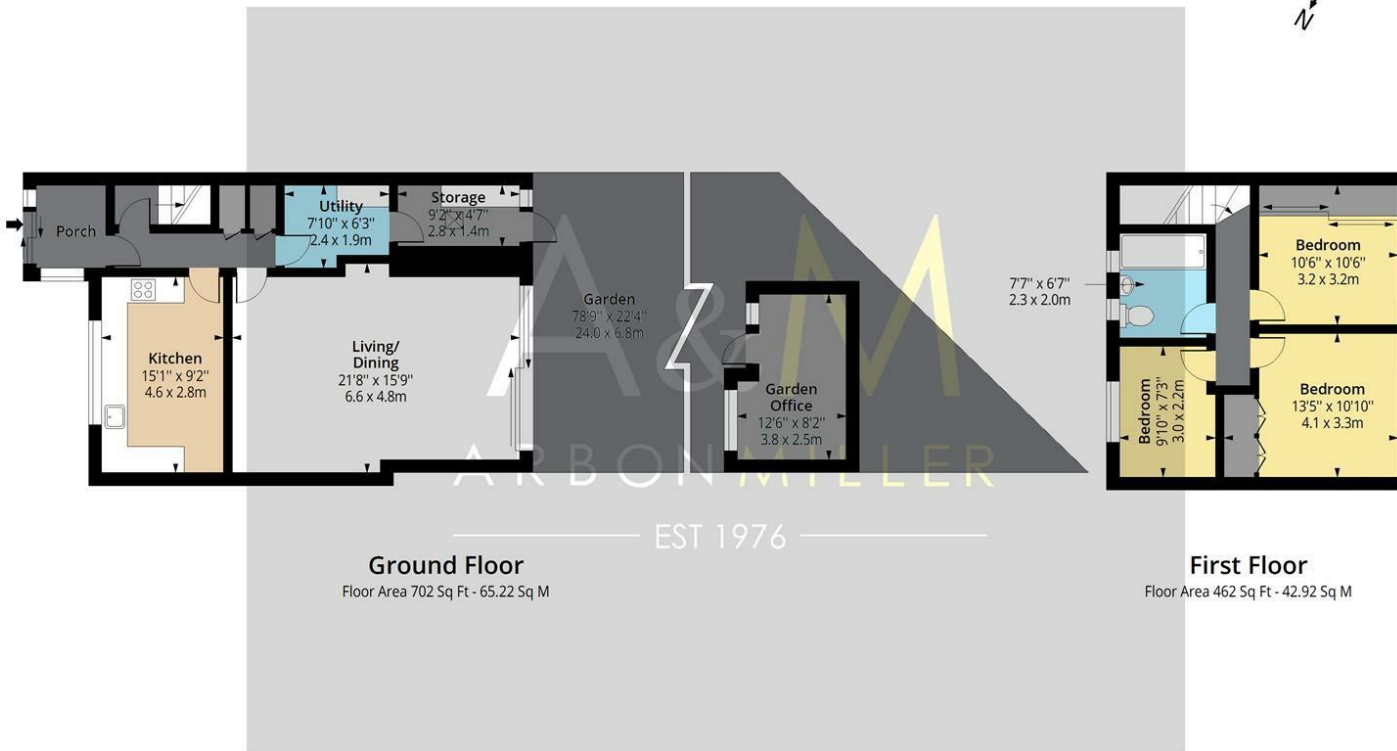
FRONT GARDEN

Paved off street parking providing MULTIPLE CAR PARKING SPACES and EV charge point



Tudor Crescent IG6

Approx. Gross Internal Area 1164 Sq Ft - 108.14 Sq M
 Approx. Gross Garden Room Area 92 Sq Ft - 8.55 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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: 14/5/2026



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