

**A&M**  
ARBON MILLER  
EST 1976



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**BRUNSWICK  
GARDENS**  
82 - 30 - 2

30 Brunswick Gardens  
Hainault, Essex IG6 2QU  
Offers in excess of £400,000



## 30 Brunswick Gardens, Hainault, Essex IG6 2QU

**\*\* NO ONGOING CHAIN \*\*** Arbon & Miller are privileged to offer this 2 bedroom semi-detached bungalow located in this highly sought after residential turning immediately off Colvin Gardens. The property benefits from being within 0.75 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. This spacious bungalow requires MODERNISATION throughout and offers a 18'6 Lounge, 17'6 Conservatory, 7'9 Kitchen and DETACHED GARAGE via shared driveway.

### ENTRANCE HALL 12'2 x 6'2 to extremes (3.71m x 1.88m to extremes)

Access to loft space, storage cupboard, radiator, picture rail.

### LOUNGE

Double doors to rear with window either side, two light double glazed angled bay window, double radiator, further radiator, feature fireplace with gas fire (not tested), picture rail, coved cornice.

### CONSERVATORY 17'6 x 9'10 (5.33m x 3.00m)

Double glazed double doors to rear with double glazed window either side, further double glazed window, radiator, tiled floor.

### KITCHEN 7'9 x 7'5 (2.36m x 2.26m)

Base and wall units, working surfaces, cupboards and drawers, built-in oven with gas hob, recess for washing machine, one and half bowl sink unit with mixer tap, wall mounted boiler, part tiled walls, double glazed door with double glazed window either side.

### BEDROOM ONE 13' into wardrobe recess x 10'11 (3.96m into wardrobe recess x 3.33m)

Double glazed bay window, double radiator, picture rail, fitted wardrobes.

### BEDROOM TWO 9'7 x 7'4 to extremes (2.92m x 2.24m to extremes)

Double glazed angled bay window, double radiator, picture rail, coved cornice.

### BATHROOM/WC 7'8 x 4'6 (2.34m x 1.37m)

Panel enclosed bath with mixer tap, shower attachment and inset independent shower, vanity unit with wash hand basin, low level wc, radiator, part tiled walls, obscure double glazed window.

### REAR GARDEN

Raised patio area, flower and shrub borders, lawn area, side access, outside tap, two timber built sheds.

### DETACHED GARAGE

Access via shared driveway.

### FRONT GARDEN

Surrounding dwarf wall.

### 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  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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