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35 Hillington Gardens
Woodford Green, Essex IG8 8QS
Price guide £700,000

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Guide Price: £700,000 to £750,000 - Arbon & Miller are privileged to offer this delightfully spacious and EXTENDED FIVE BEDROOM semi-detached family home situated within this highly desirable and sought after location immediately off both Kensington Drive & Portman Drive. Hillington Gardens is conveniently positioned within close proximity to local shopping facilities, bus services, schools and other local amenities. Boasting spacious living accommodation the ground floor consists of a large 41ft Extended Through Lounge, 18ft Extended L-Shaped Kitchen, 9ft1 Utility Room and Downstairs Cloakroom. The first floor comprises of five well-proportioned Bedrooms, family Bathroom and additional WC. Hillington Gardens also has a 19ft Attached Garage via private driveway, and externally, a 45ft Rear Garden and 16ft1 Summer House/Outbuilding. We highly recommend an internal inspection to appreciate the properties many key features.

ENTRANCE PORCH 5'1 x 2'1 (1.55m x 0.64m)

Leaded light style double glazed double doors, wall light point, further obscure double glazed entrance door to:

ENTRANCE HALL 16'1 x 6' (4.90m x 1.83m)

Double radiator, coved cornice, stairs to first floor, cupboard understairs housing meters, door to Integral Garage, door leading to L-Shaped Extended Kitchen, further door to:

EXTENDED THROUGH LOUNGE 41' into bay x 12'1 max narrowing to 10' (12.50m into bay x 3.68m max narrowing to 3.05m)

Seven light leaded light style double glazed bay window with fanlights over to front, two radiators, marble effect fireplace surround with inset coal effect fire, coved cornice, light double glazed door leading to Rear Garden, open to:

EXTENDED L-SHAPED KITCHEN/BREAKFAST ROOM 19' narrowing to 8'1 x 17' narrowing to 8'1 (5.79m narrowing to 2.46m x 5.18m narrowing to 2.46)

Range of base and wall units with concealed lighting, working surfaces, cupboards and drawers, inset single drainer sink unit with mixer tap, plumbing for dishwasher, built-in double oven with microwave over, four ring electric hob with extractor fan over, integrated fridge/freezer, spotlights to ceiling, coved cornice, double glazed door to Rear Garden, tiled floor, part tiled walls, radiator, door to:

UTILITY ROOM 9'1 x 7'1 narrowing to 4'10 (2.77m x 2.16m narrowing to 1.47m)

Wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top with mixer tap, plumbing for washing machine, radiator, tiled floor, part tiled walls, coved cornice, double glazed door to Rear Garden, door to:

CLOAKROOM 4'10 x 2'1 (1.47m x 0.64m)

Corner suspended wash hand basin, low level wc, radiator, tiled walls, coved cornice, obscure double glazed window with fanlight over.

LANDING

Access to all rooms, wall light point, access to loft, coved cornice.

BEDROOM ONE 17'1 into bay x 12'1 (5.21m into bay x 3.68m)

Seven light leaded light style double glazed bay window with fanlights over, radiator, Range of wardrobe cupboards with matching dresser and drawers to bay, spotlights to ceiling.

BEDROOM TWO 12'1 x 12'1 (3.68m x 3.68m)

Three light leaded light style double glazed window with fanlight over, Range of fitted wardrobe cupboards to three walls, radiator.

BEDROOM THREE 12'1 x 8'1 max (3.68m x 2.46m max)

Three light leaded light style double glazed window with fanlight over, radiator, coved cornice, Range of fitted wardrobe cupboards and overhead storage with matching drawers.

BEDROOM FOUR 8'11 x 6' (2.72m x 1.83m)

Two light leaded light style double glazed window with fanlight over, radiator, fitted wardrobe cupboards to one wall, coved cornice.

BEDROOM FIVE 8' x 6' (2.44m x 1.83m)

Currently used as Office Room. Three light leaded light style double glazed oriel bay with fanlight over, radiator, fitted wardrobe cupboards to one wall, coved cornice.

BATHROOM/WC 12' x 4'1 (3.66m x 1.24m)

Panel enclosed bath with mixer tap and shower attachment, walk-in shower cubicle with shower attachment, pedestal wash hand basin, low level wc, obscure double glazed window with fanlight over, tiled walls, radiator, coved cornice.

CLOAKROOM 8'11 x 3'1 (2.72m x 0.94m)

Low level wc, pedestal wash hand basin, part tiled walls, radiator, coved cornice, obscure double glazed window with fanlight over.

REAR GARDEN

Approx 45' rear garden with paved patio area, centre fishpond, raised lawn, flower and shrub borders, outside tap, paved pathway. door to:

SUMMER HOUSE/OUTBUILDING 16'1 x 13' (4.90m x 3.96m)

Providing power and lighting.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES. Own Drive to:

INTEGRAL GARAGE 19' x 8'10 (5.79m x 2.69m)

Up and over door, power and lighting, wall hung combi-boiler.

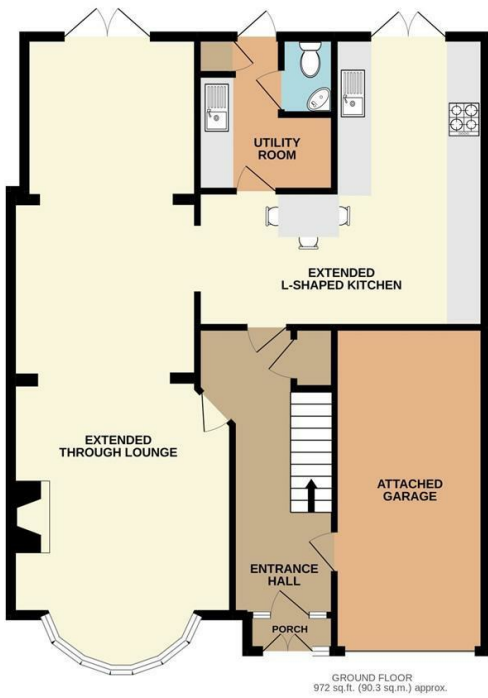
COUNCIL TAX

Council Tax Band - F

AGENT 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.

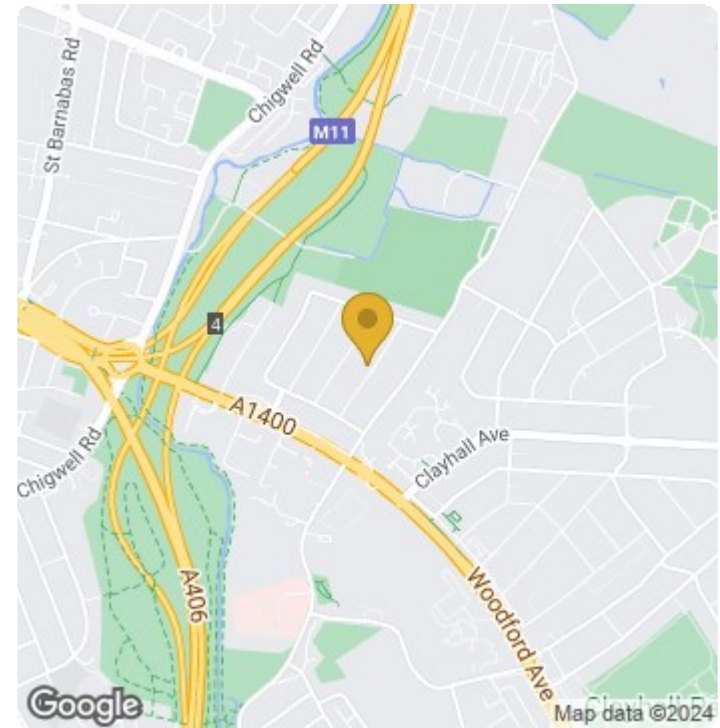
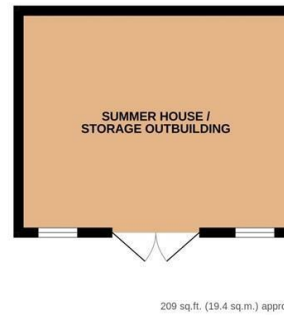
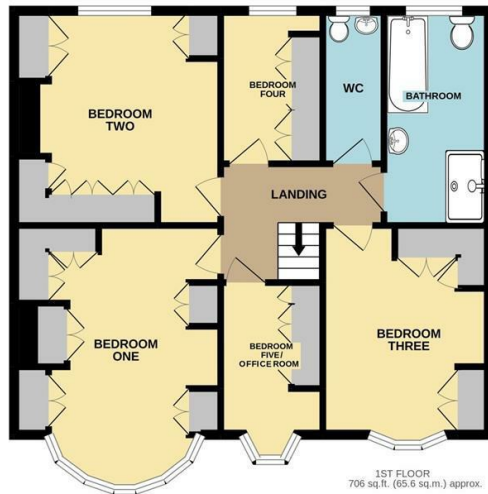




TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.

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) A		
(81-91) B		79
(69-80) C	62	
(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	



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