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EST 1976

5 Cardinal Drive  
Hainault, Essex IG6 2SJ  
Price guide £635,000

## 5 Cardinal Drive, Hainault, Essex IG6 2SJ

Price Guide £635,000 - £650,000 - Arbon & Miller welcome you to Cardinal Drive, Hainault - a charming semi-detached house nestled in the Tudor Estate. This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. One of the standout features of this home is the stunning rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family. The property has been thoughtfully and tastefully designed throughout, offering a blend of modern amenities with classic charm. Convenience is key with parking available for 2 vehicles, ensuring you never have to worry about finding a spot after a long day. Whether you're looking to relax in the peaceful surroundings of Hainault or entertain guests in style, this property offers the perfect canvas for you to create your dream home. Don't miss out on the opportunity to make this house your own and experience the best of British living in this delightful neighbourhood.

### ENTRANCE PORCH 4'9 x 2'6 (1.45m x 0.76m)

Double glazed UPVC double doors with fixed fanlight over, obscure double glazed window, wood strip flooring, leaded light stained glass window, entrance door to:

### ENTRANCE HALL 15'2 x 5'9 (4.62m x 1.75m)

Stairs to first floor with cupboard under, wood strip flooring, obscure double glazed window with fanlight over, double radiator, coved cornice, open to kitchen area, doors to:

### CLOAKROOM 3'4 x 2;5 (1.02m x 0.61m;1.52m)

Low level wc, corner wash hand basin with mixer tap, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window.

### RECEPTION ONE 14'5 x 11'7 (4.39m x 3.53m)

Three light double glazed bay with fanlights over, wood strip flooring, double radiator, coved cornice, feature fireplace with stone surround.

### OPEN PLAN RECEPTION TWO 22'8 max x 16'5 (6.91m max x 5.00m)

Two double radiators, wood strip flooring, coved cornice, two wall light points, open to Dining Area Double radiator, two skylight windows, inset spotlights to ceiling, coved cornice, wood strip flooring, cupboard housing Megaflo system, double glazed bi folding doors leading to rear garden, open to:

### KITCHEN AREA 10'3 x 6'8 (3.12m x 2.03m)

Range of wall and base units, Granite working surfaces, cupboards and drawers, butler sink with mixer tap, four ring gas hob with extractor fan over, eye level double oven, cupboard housing Valiant boiler, part tiled splashback, inset spotlights to ceiling, wood strip flooring, integrated dishwasher, plumbing for washer/dryer.

### FIRST FLOOR LANDING

Obscure double glazed window with fanlight over, storage cupboard, stairs to second floor, doors to:

### FAMILY BATHROOM 8'3 x 5'9 (2.51m x 1.75m)

Panel enclosed bath with mixer tap and shower attachment, corner shower cubicle with mixer tap, part tiled and shower attachment, wash hand basin with mixer tap, radiator, low level wc, obscure double glazed window with fanlight over, further obscure double glazed window, part wood panelled walls, inset spotlights to ceiling, extractor fan.

### BEDROOM 14'6 x 11'4 into door recess narrowing to 10'9 (4.42m x 3.45m into door recess narrowing to 3.28m)

Three light double glazed window with fanlights over, double radiator.

### BEDROOM 13' x 11'4 into door recess narrowing to 9'4 (3.96m x 3.45m into door recess narrowing to 2.84m)

Two light double glazed window with fanlight over, double radiator, coved cornice.

### BEDROOM 10'2 x 6'8 (3.10m x 2.03m)

Two light double glazed window, further obscure double glazed window, double radiator.

### SECOND FLOOR LANDING

Two light obscure double glazed window, door to:

### BEDROOM/LOFT ROOM 20'9 x 14'5 to extremes (6.32m x 4.39m to extremes)

Three light double glazed window with fanlight over, two double glazed Velux skylight windows, inset spotlights to ceiling, fitted wardrobes to one wall, door to:

### ENSUITE SHOWER ROOM 6'4 x 5'4 (1.93m x 1.63m)

Shower cubicle with mixer tap, shower attachment, rainforest shower head and glazed shower screen, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, inset spotlights to ceiling, obscure double glazed window with fanlight over, electric shaver point.

### REAR GARDEN

Approx 45' rear garden with Porcelain tiled patio area, tiled pathways to rear, pedestrian side access, outside tap, outside lights, remainder laid to lawn, Brick Built Outbuilding 9'6 x 8'8 with power, lighting, double glazed door and three light leaded light style double glazed window with fanlight over, tiled floor.

### FRONT GARDEN

Paved front garden providing MULTIPLE OFF STREET PARKING SPACES. EV Charging Point.

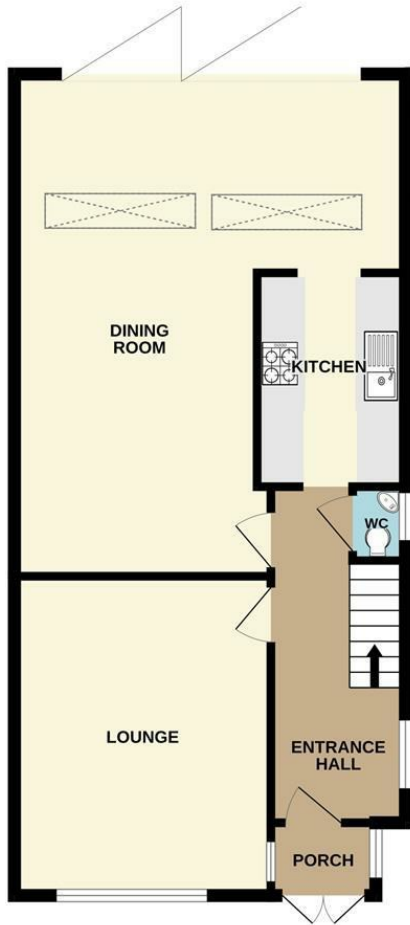
### COUNCIL TAX

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  
649 sq.ft. (60.3 sq.m.) approx.

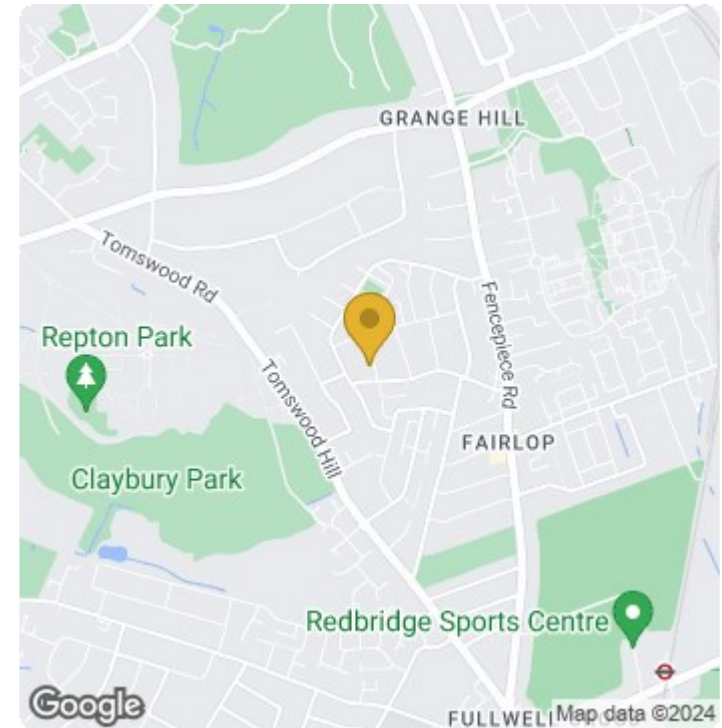


1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



LOFT ROOM & EN-SUITE  
392 sq.ft. (36.4 sq.m.) approx.

TOTAL FLOOR AREA : 1520 sq.ft. (141.3 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC





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