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44 Ludham Close
Hainault, Essex IG6 2GH
Offers in excess of £525,000

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Located on the ever-popular Crest Development known as "OAKWOOD GATE", we are privileged to offer this DECORATIVELY IMMACULATE two bedroom extended end of terrace corner sited house. Situated within this sought after location on the Hainault/Chigwell borders, Ludham Close is positioned within close proximity to both the ever-popular Repton Park & Claybury Park, with the latter boasting ancient woodlands and picturesque lakes. The property is also within close proximity to local shopping facilities, schools and bus services, with buses offering direct access to both Fairlop and Woodford Central Line Stations, with the latter providing direct access to Stratford Station within approx. 15 minutes and Liverpool Street Station within approx. 25 minutes. The property comprises of a spacious Lounge, Extended Kitchen/Breakfast Room, Conservatory, additional Study Room and ground floor cloakroom/wc. The first floor offers two well-proportioned Bedrooms and a well appointed Family Shower room. The exterior is complimented with a well-maintained corner Rear Garden and TWO DESIGNATED CAR PARKING SPACES to front. We highly recommend an internal inspection to appreciate the properties many key features.

ENTRANCE HALL 10'8 x 3'6 min (3.25m x 1.07m min)

Entrance door, radiator, coved cornice, laminated flooring.

CLOAKROOM 5'8 x 2'8 (1.73m x 0.81m)

Low level wc, vanity unit with wash hand basin and mixer tap, radiator, tiled floor, obscure double glazed window.

STUDY 9'9 x 5'9 (2.97m x 1.75m)

Two light double glazed window with fitted plantation style shutters, wall mounted boiler, radiator, spotlights to ceiling, laminated flooring.

LOUNGE 15'9 x 12'8 (4.80m x 3.86m)

Double doors to rear, double doors to flank, two double radiators, coved cornice, laminated flooring.

KITCHEN/BREAKFAST ROOM 21'9 x 8'9 max (6.63m x 2.67m max)

Range of wall and base units, granite working surfaces, cupboards and drawers, built-in double oven with induction hob and extractor fan over, integrated fridge/freezer, washer/dryer machine and dishwasher, stainless steel one and half

bowl sink top with mixer tap, tiled floor with underfloor heating, double glazed bi folding doors, double radiator.

CONSERVATORY 12'2 x 11'2 (3.71m x 3.40m)

Double glazed double doors with double glazed window either side, further double glazed windows, double radiator, laminated flooring.

LANDING 6'9 x 6'0 (2.06m x 1.83m)

Access to loft space, coved cornice.

BEDROOM ONE 12'7 into wardrobe x 9'10 (3.84m into wardrobe x 3.00m)

Three light double glazed window with fitted plantation style shutters, radiator, fitted wardrobes.

BEDROOM TWO 12'7 into wardrobe x 9'5 (3.84m into wardrobe x 2.87m)

Three light double glazed window with fitted plantation style shutters, storage cupboard, fitted wardrobes to two walls, radiator.

SHOWER ROOM 5'11 x 5'5 (1.80m x 1.65m)

Walk-in shower cubicle with inset shower,

vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, spotlights to ceiling, extractor fan, obscure double glazed window.

REAR GARDEN

Mainly laid to lawn with flower and shrub borders, patio area, outside tap, timber built shed.

FRONT GARDEN

Laid to artificial grass.

PARKING

We understand from our vendor clients that there are two PARKING SPACES.

COUNCIL TAX

London Borough of Redbridge - Band D

AGENTS NOTE

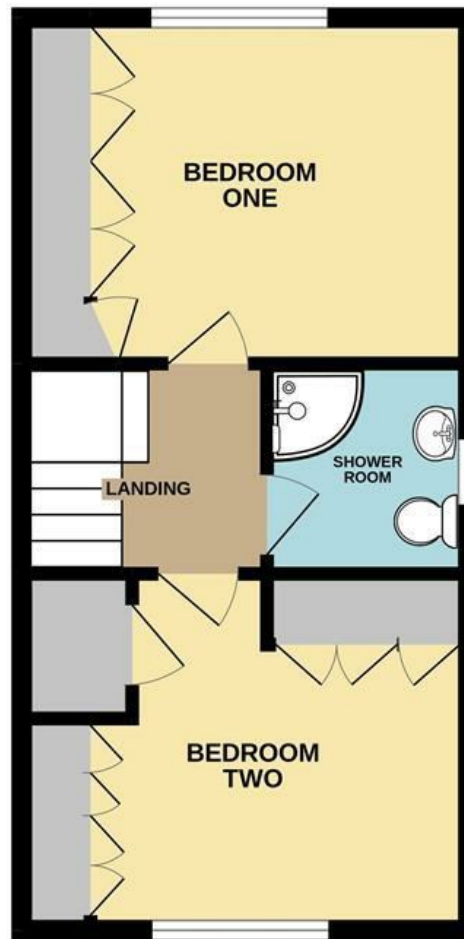
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
644 sq.ft. (59.8 sq.m.) approx.

TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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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