

**A&M**  
ARBON MILLER  
EST 1976



**A&M**  
ARBON MILLER  
EST 1976

45 Wickets Way  
Hainault, Essex IG6 3DF  
£2,400 Per calendar month

## 45 Wickets Way, Hainault, Essex IG6 3DF

Arbon & Miller are privileged to offer this spacious three bedroom detached family home located on the popular Wickets Estate directly off New North Road. The property is positioned within walking distance to local shopping facilities, bus services and other amenities and is within 0.6 miles of Hainault Central Line Tube Station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. The property boasts large living accommodation throughout with the ground floor comprising of a featured Open Plan L-Shaped Reception/Dining Area measuring at 21ft8 x 17ft9 (to extremes), feature Kitchen, 12ft5 Conservatory & ground floor Cloakroom. The first floor consists of three well-proportioned Bedrooms, with the master having en-suite, along with additional family Bathroom. Externally, the property benefits from having an Attached Garage, private driveway, and well as 40ft private Rear Garden. We highly recommend an internal inspection to appreciate this properties many key features. Council Tax Band F

### ENTRANCE HALL

**OPEN PLAN L-SHAPED RECEPTION ROOM/DINING ROOM 21'8 x 17'9 to extremes (6.60m x 5.41m to extremes)**

**FEATURE KITCHEN 13'5 max x 10'4 (4.09m max x 3.15m)**

**CLOAKROOM 12'5 x 12'4 (3.78m x 3.76m)**

**CONSERVATORY ADDITION 4'8 x 4' (1.42m x 1.22m)**

### LANDING

**BEDROOM ONE 11'6 x 10'7 (3.51m x 3.23m)**

**EN-SUITE SHOWER ROOM 6'1 x 5'7 (1.85m x 1.70m)**

**BEDROOM TWO 10'4 x 8'6 (3.15m x 2.59m)**

**BEDROOM THREE 9'4 max x 9'2 (2.84m max x 2.79m)**

**FAMILY BATHROOM/WC 8'9 x 6'2 (2.67m x 1.88m)**

### REAR GARDEN

Approx. 40ft. Providing gated side access, further side access providing access to Attached Garage, partly paved patio area, outside tap, further paved patio area to rear, gated rear access providing access to 'Penrith Park' & 'Hainault Recreational Ground,' various shrubs, remainder mainly laid to lawn.

### FRONT GARDEN

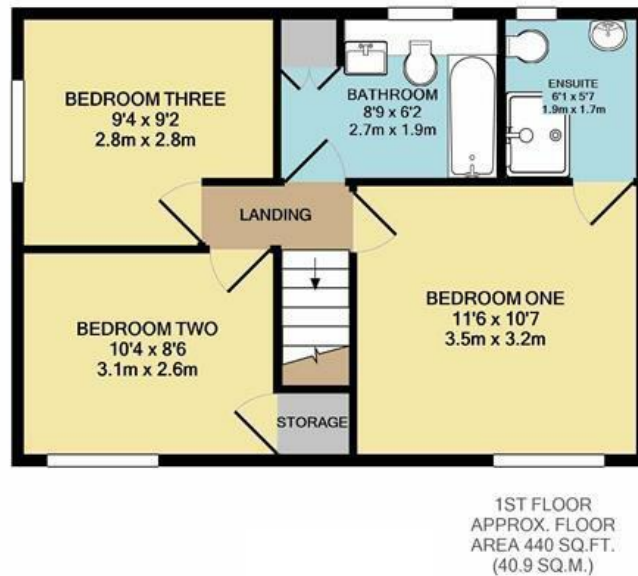
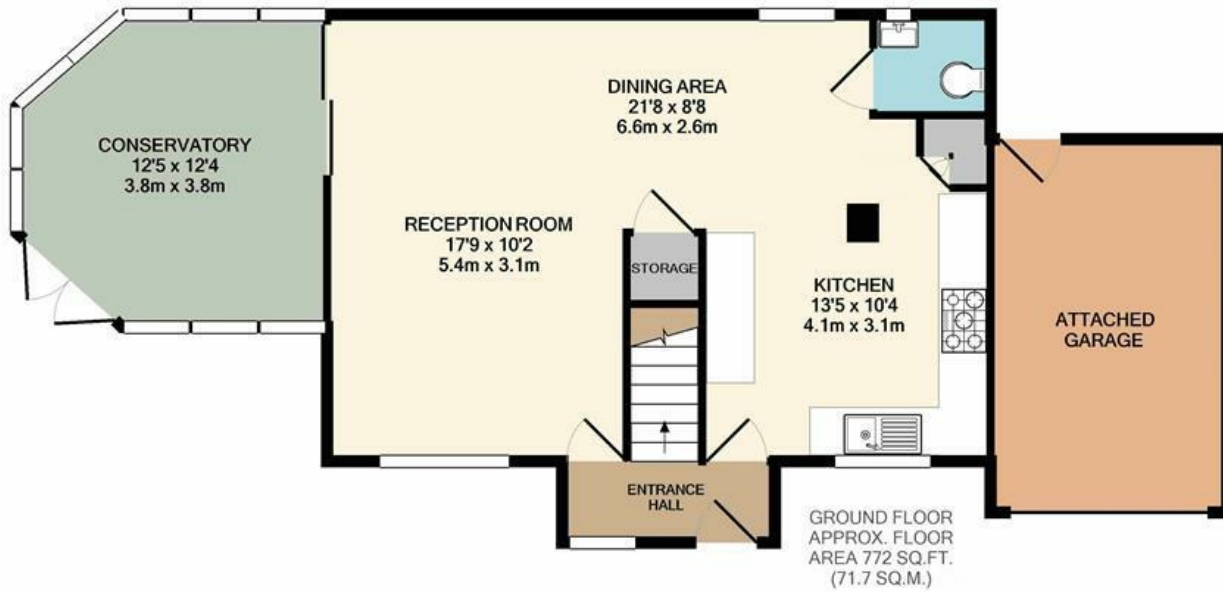
Partly laid to lawn, providing car parking space to front.

### ATTACHED GARAGE

### 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.





TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</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		

England & Wales

EU Directive  
2002/91/EC





A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976



A&M  
ARBON MILLER  
EST 1976

A&M  
ARBON MILLER  
EST 1976