



A&M
ARBON MILLER
EST 1976

18 Reservoir Way
Hainault, Essex IG6 3FD
£2,500 Per calendar month

18 Reservoir Way, Hainault, Essex IG6 3FD

Welcome to Reservoir Way, Hainault - a stunning townhouse that offers modern living at its finest. This property boasts four spacious double bedrooms, perfect for a growing family or those in need of extra space. With two beautifully designed bathrooms, there will be no more morning rush-hour queues. As you step inside, you'll be greeted by a stylish open plan lounge kitchen, ideal for entertaining guests or simply relaxing after a long day. The property features an office/playroom that offers a versatile space to suit your needs, whether it be a cosy reading nook or a formal dining area. Located in a popular development, this townhouse offers more than just a place to call home. With allocated parking, you'll never have to worry about finding a space after a long day at work. Don't miss out on the opportunity to make this property your own. Embrace the convenience of modern living in a vibrant community. Reservoir Way is calling - will you answer?

ENTRANCE HALL

OFFICE/PLAYROOM

CLOAKROOM

OPEN LOUNGE KITCHEN

LANDING

BEDROOM ONE

BATHROOM

BEDROOM TWO

LANDING

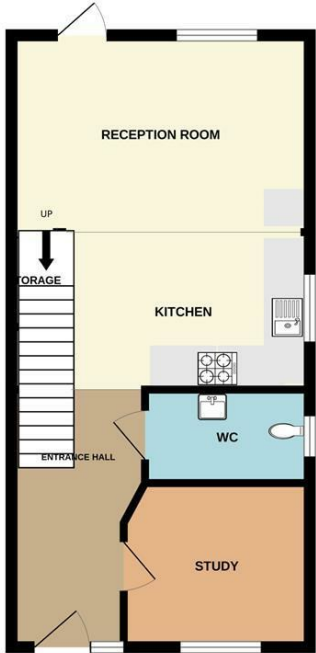
BEDROOM THREE

BEDROOM FOUR

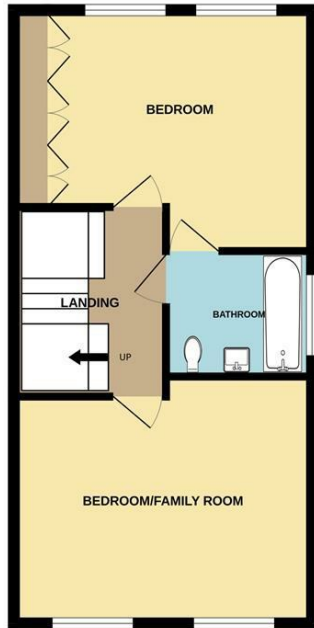
JACK & JILL EN-SUITE SHOWER ROOM



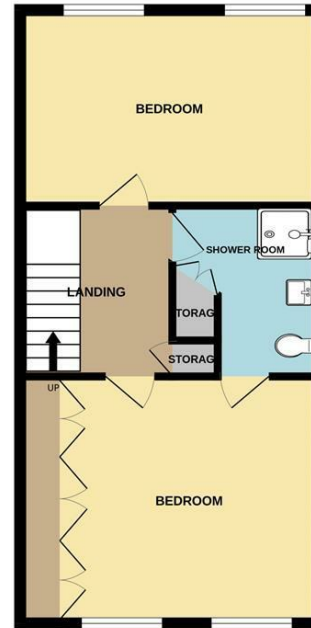
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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		
(69-80) C		
(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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