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EST 1976
3 Brunswick Gardens
Hainault, Essex IG6 2QU
Offers in excess of £640,000

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3 Brunswick Gardens, Hainault, Essex IG6 2QU

*** CHAIN FREE *** OFFERS IN EXCESS OF £640,000 *** Nestled in the desirable area of Brunswick Gardens, Hainault, this extended semi-detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, including one with an en-suite shower room, this property is designed to accommodate modern living with ease. The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. The generous layout ensures that there is ample space for family gatherings or quiet evenings at home. With three bathrooms in total, morning routines will be a breeze, providing convenience for all members of the household. Outside, the property is complemented by a large rear garden, offering a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The garden space is ideal for children to play or for hosting summer barbecues with friends and family. Parking is also a notable feature, with space available for two vehicles, ensuring that you will never have to worry about finding a spot. This semi-detached house in Brunswick Gardens is not just a property; it is a place where memories can be made. With its excellent location and ample living space, it is sure to appeal to those looking for a family home in a friendly community. Do not miss the chance to view this remarkable property and envision your future here.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING.

ENTRANCE PORCH 6'1 x 4'1 (1.85m x 1.24m)
UPVC door with obscure double glazed inserts, double glazed fixed sidelights and fanlights over, double glazed window to flank. wood strip flooring, door to:

ENTRANCE HALL
Stairs to first floor, dado rail, understairs storage cupboard, coved cornice, ceiling rose, wood strip flooring, radiator.

SHOWER ROOM 8'4 x 2'11 (2.54m x 0.89m)
Glazed shower cubicle with mixer tap and rainforest shower head, low level wc, wash hand basin with mixer tap, radiator, inset spotlights to ceiling, wood strip flooring.

THROUGH LOUNGE 35'6 x 12'1 (10.82m x 3.68m)
Five light double glazed bay with fanlights over, dado rail, coved cornice, ornate ceiling rose, feature wall mouldings, two double radiators, wood strip flooring, ornate fire surround with tiled hearth, double glazed window to flank with fanlight over, double glazed double doors with fixed sidelights leading to rear garden.

KITCHEN 15 x 13'6 to extremes (4.57m x 4.11m to extremes)
Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl stainless steel sink top unit with mixer tap, built-in oven with four ring gas hob and extractor hood above, coved cornice, inset spotlights to ceiling, plumbing for washing machine, recess for tumble dryer, integrated fridge/freezer, tiled splashback, double radiator, breakfast bar area with storage under, two light double glazed window with fanlight over, extractor fan, aluminimum door with obscure insert leading to rear garden.

HOME OFFICE 16'2 x 7'5 (4.93m x 2.26m)
Original garage. Wood strip flooring, radiator, dado rail, coved cornice, ceiling rose, ornate wall mouldings.

FIRST FLOOR LANDING
Access to loft, dado rail, wood strip flooring, storage cupboard housing Valiant combination boiler, doors to:

BEDROOM ONE 13 x 12'1 (3.96m x 3.68m)
Five light double glazed bay with fanlights over, wood strip flooring, radiator, fitted wardrobes.

BEDROOM TWO 12'1 x 11'4 (3.68m x 3.45m)
Three light double glazed window, coved cornice, ceiling rose, radiator, dado rail, door to WALK-IN WARDROBE AREA with fitted wardrobes and spotlights, further door to:

ENSUITE SHOWER ROOM 6'1 x 5'5 (1.85m x 1.65m)
Corner enclosed shower cubicle with mixer tap, hand held shower attachment and rainforest shower head, vanity unit with wash hand basin and storage under, low level wc, heated towel rail, extractor fan, obscure double glazed window with fanlight over.

BEDROOM THREE 12' 8 x 7'5 (3.66m 2.44m x 2.26m)
Two light double glazed window, coved cornice, ceiling rose, radiator.

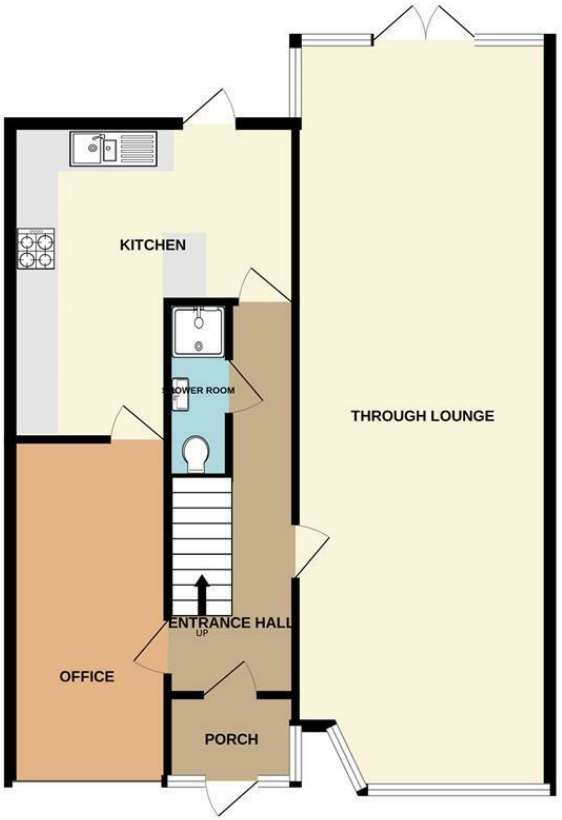
BEDROOM FOUR 9 x 6'1 (2.74m x 1.85m)
Two light double glazed window with fanlight over, dado rail, wood strip flooring, radiator.

BATHROOM 10'7 x 7'5 (3.23m x 2.26m)
Large Jacuzzi style bath with mixer tap and shower attachment, low level wc, bidet, pedestal wash hand basin with mixer tap, corner glazed shower enclosure with hand held shower attachment and rainforest shower head, Pioneer speaker system suspended from ceiling, heated towel rail, two light obscure double glazed window with fanlight over, extractor fan.

REAR GARDEN
Paved patio area, lawn area, pond, mature trees, outside light, outside tap.

COUNCIL TAX
London Borough of Redbridge - Band D

GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.

TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	