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66 Branch Road  
Hainault, Essex IG6 3TL  
Price guide £435,000

## 66 Branch Road, Hainault, Essex IG6 3TL

\*\*\* PRICE GUIDE £435,000 - £465,000 \*\*\* Arbon & Miller are privileged to offer this spacious three bedroom semi-detached family home. The property is positioned within a short walking distance to local shopping facilities and bus services providing easy access to Hainault tube station (with direct access from there to Stratford within approx 20 minutes and Liverpool Street within approx 30 minutes). NOTE: The property is a BISF non-traditional build. Please contact us should you require further information. This property is also positioned within close proximity to the delightful and ever-popular Hainault Forest Country Park, with its ancient woodlands and picturesque lake. Branch Road's ground floor comprises of a lounge, open plan kitchen diner, utility room and cloak room. The first floor offers three well proportioned Bedrooms and Feature Bathroom. Externally, the property is complimented by an immaculately maintained approx 100ft Rear Garden with timber outbuilding and detached garage. Car Parking Spaces located to Front. We strongly believe that an internal inspection is needed for this property to appreciate its many key features.

### ENTRANCE PORCH 6'10 x 3'2 (2.08m x 0.97m)

Wooden entrance door with glazed inserts, leaded light style obscure fixed sidelights and fanlights over, leaded light style obscure window with fanlight over to both flanks, spotlights to ceiling, UPVC entrance door with obscure double glazed insert leading to:

### ENTRANCE HALL 12' x 6'9 (3.66m x 2.06m)

Stairs to first floor, understairs storage cupboard, double radiator, coved cornice, wood strip flooring.

### LOUNGE 13'8 x 11'8 (4.17m x 3.56m)

Three light double glazed window with fanlights over, wood strip flooring, coved cornice, radiator, open to:

### DINING AREA 13'8 8'6 (4.17m 2.59m)

Double glazed double doors with sidelights to rear garden, wood strip flooring, coved cornice, open to:

### KITCHEN 7' x 8'6 (2.13m x 2.59m)

Wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, double oven with four ring gas hob and extractor fan over, double radiator, tiled splashback, double glazed window, integrated fridge, door to:

### INNER LOBBY 4'8 x 4'2 (1.42m x 1.27m)

UPVC obscure double glazed door to rear garden, door to:

### UTILITY ROOM 12'4 x 4'2 (3.76m x 1.27m)

Plumbing for washing machine, work surface, obscure three light double glazed window

### CLOAKROOM 4'2 x 3'1 (1.27m x 0.94m)

Wall mounted Valiant combi boiler, low level wc, corner wash hand basin, obscure double glazed window.

### FIRST FLOOR LANDING 7'9 x 7'1 (2.36m x 2.16m)

Two light double glazed window to flank, access to loft, coved cornice, doors to:

### BEDROOM ONE 13'6 x 8'6 (4.11m x 2.59m)

Three light double glazed window, radiator, coved cornice.

### BEDROOM TWO 12'2 x 12 (3.71m x 3.66m)

Three light double glazed window, fitted wardrobes with high level storage, radiator, coved cornice.

### BEDROOM THREE 9'2 x 8'8 (2.79m x 2.64m)

Two light double glazed window, radiator, high level storage, cabin bed with storage under, coved cornice.

### BATHROOM 7 x 5'6 (2.13m x 1.68m)

Panel enclosed bath with mixer tap and shower attachment, close coupled wc, corner shower cubicle with mixer tap, hand held shower attachment and Rainforest shower head, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls, two light obscure double glazed window.

### REAR GARDEN

approx 100ft Paved patio area, remainder laid to lawn, mature tree and shrub borders, timber summer house on hardstand, access to garage.

### DETACHED GARAGE 15'2 x 7'2 (4.62m x 2.18m)

Roller door.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING, mature shrub borders, pedestrian side access to rear garden.

### COUNCIL TAX

London Borough of Redbridge - Band C

### 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.

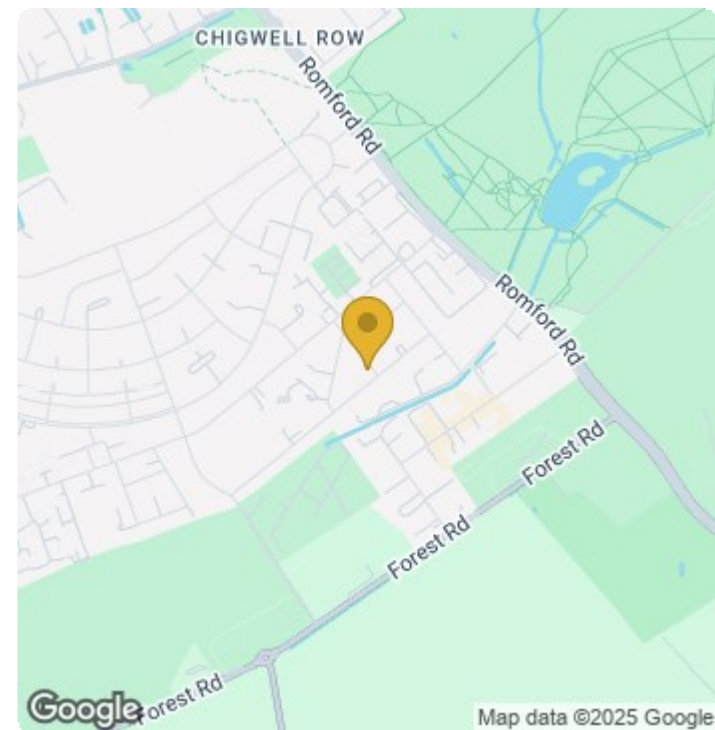




TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

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                                   |                         | 71        |
| (55-68) D                                   | 58                      |           |
| (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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