



68 Aragon Drive
Hainault, Essex IG6 2TN
£2,800 Per calendar month

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Arbon & Miller are privileged to offer this EXTENDED four bedroom semi-detached family home positioned on the ever popular TUDOR ESTATE directly off Fencepiece Road. The property is situated within a short walking distance to local shopping facilities and bus services, which provide direct access to both Romford & Ilford town centres, as well being half a mile from Hainault Central Line Station, offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. The property offers spacious living accommodation and the ground floor consists two large Reception Rooms, Extended Kitchen Diner, utility room and cloakroom. The first floor comprises of three well-proportioned Bedrooms and family Bathroom. The second floor offers a large double bedroom with en-suite shower room. Externally, the property boasts a well-maintained Feature Rear Garden and off street parking spaces to Front for two cars. An internal inspection is highly recommended to appreciate the many key features. the property has to offer.

Porch

Entrance Hall

Cloak Room

Reception One

Reception Two

Kitchen Diner Extension

Utility Room

Landing

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

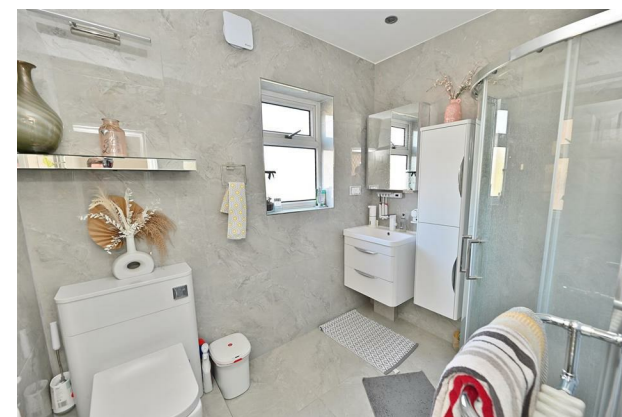
Stairs To Loft

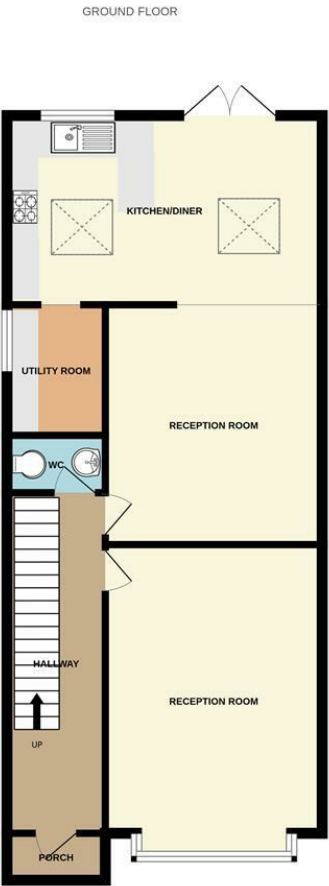
Bedroom One (Loft Room)

En-suite Shower

Large Rear Garden

Driveway For Two Cars





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		82
(69-80) C	66	
(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	

