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1 Montfort Gardens  
Hainault, Essex IG6 2TP  
Price guide £625,000

## 1 Montfort Gardens, Hainault, Essex IG6 2TP

Guide Price \*\*\* £625,000 - £650,000 \*\*\* Perfectly positioned on a sought-after residential road, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of modern style, generous living space, and immaculate presentation throughout. Having been extended and thoughtfully updated by the current owners, the property boasts a bright and spacious open-plan living area, a modern fitted kitchen, and versatile family accommodation ideal for contemporary living. Upstairs, there are three well-proportioned bedrooms and a luxury family bathroom, all finished to a high standard. Outside, the property enjoys a beautifully landscaped rear garden—perfect for entertaining—and a private driveway providing off-street parking. Situated in a quiet and desirable location, within easy reach of local schools, shops, and transport links including Fairlop and Barkingside Underground Stations, this home perfectly balances comfort, convenience, and style.

### ENTRANCE HALL

Composite double doors with double glazed inserts, wood strip flooring, wall light point, obscure double glazed window to flank, original obscure leaded light window leading to lounge, stairs to first floor, understairs storage cupboard housing Vaillant boiler, double radiator, dado rail, coved cornice, doors to:

### RECEPTION ROOM

Feature tiled fireplace surround with electric fire, engineered wood flooring, coved cornice, double radiator, open to:

### RECEPTION ROOM

Five light double glazed bay with fanlights over and bespoke shutters, coved cornice, feature fireplace with electric fireplace and stone hearth, two wall light points, wood strip flooring.

### EXTENDED KITCHEN/DINER

Extensive range of wall and base units, working surfaces, cupboards and drawers concealed lighting, four burner induction hob with extractor hood over, eye level oven with integrated microwave, sink top unit with mixer tap, integrated dishwasher, small alcove housing recess for American style fridge/freezer, double wall mounted vertical radiator, two skylight windows, spotlights to ceiling, engineered wood flooring, double glazed door with fixed sidelight leading to:

### UTILITY ROOM

Range of wall and base units, working surfaces,

cupboards and drawers, sink top with mixer tap, low level wc, double glazed window with extractor fan, spotlights to ceiling, concealed lighting, radiator, engineered wooden flooring.

### ALUMINIUM COVERED GAZEBO

Opening roof and walls, porcelain tiled floor, wall light point, power, double glazed sliding door with fixed sidelights leading to rear garden.

### FIRST FLOOR LANDING

Obscure double glazed window with fanlight over to flank, access to loft, coved cornice, double radiator, airing cupboard, dado rail, doors to:

### BEDROOM ONE

Four light double glazed window with fanlights over and fitted shutters, double radiator, wood strip flooring, coved cornice.

### BEDROOM TWO

Three light double glazed window with fanlights over and fitted shutters, wood strip flooring, double radiator, coved cornice.

### BEDROOM THREE

Three light double glazed oriel bay with fanlights over and fitted shutters, coved cornice, wood strip flooring, double radiator.

### FEATURE SHOWER ROOM

Double walkin shower unit with glazed doors, mixer tap, shower attachment, rainforest shower head and body jets, vanity unit with wash hand basin with mixer tap, closed coupled wc, heated towel rail, tiled walls, tiled floor, spotlights to

ceiling, extractor fan, obscure double glazed window with fanlight over, further obscure double glazed window with fanlight over to flank.

### REAR GARDEN

Landscaped rear garden with porcelain tiled patio area, porcelain tiled path way, artificial grass, planters, shed on hardstanding, outside light, outside tap.

### FRONT GARDEN

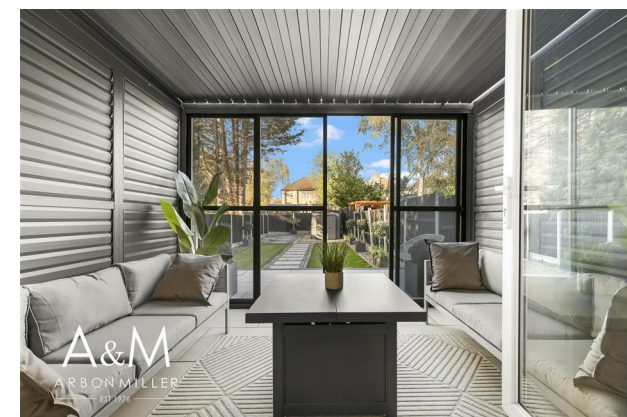
Paved front garden providing OFF STREET PARKING for two vehicles, pedestrian side access, exterior wall light point.

### COUNCIL TAX

London Borough of Redbridge - Band E

### 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.



GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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.

Made with Metroplan 5/2025



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>81</b>                                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>61</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |



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