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81 Tudor Crescent
Hainault, Essex IG6 2SD
Price £525,000

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Beautifully Presented 3-Bed Mid-Terrace Home with Rear Extension – Prime IG6 Location. Nestled on the ever-popular Tudor Crescent, this superb three-bedroom mid-terrace home offers stylish, comfortable living with fantastic space both inside and out. Benefitting from a thoughtful rear extension, the property provides an enhanced ground-floor layout ideal for modern family life. The home is well presented throughout, featuring bright and airy interiors, generous room sizes and a seamless flow from the welcoming entrance hall through to the extended living and dining areas. Off-street parking adds everyday convenience, while the impressive large rear garden offers an excellent space to relax, entertain, or further personalise to your taste. Perfectly located for local amenities, transport links and sought-after schools, this is an excellent opportunity to secure a move-in-ready home in a desirable IG6 neighbourhood. Early viewing is highly recommended.

ENTRANCE LOBBY 3'1 x 2'5 (0.94m x 0.74m)

Composite door with obscure leaded light style double glazed inserts, wood strip flooring, wooden door with obscure glazed inserts leading to:

ENTRANCE HALL 12'9 x 3'1 (3.89m x 0.94m)

Dado rail, coved cornice, stairs to first floor, doors to:

RECEPTION ROOM 14'2 x 11'9 (4.32m x 3.58m)

Three light leaded light style double glazed window with fanlights over, double radiator, wood strip flooring, coved cornice, two wall light points.

KITCHEN/DINER 17'7 x 12'8 to extremes (5.36m x 3.86m to extremes)

Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, stainless steel sink top unit with mixer tap, six burner gas Range oven with extractor fan over, integrated dishwasher, fridge/freezer, microwave and coffee machine, understairs storage cupboard, spotlights to ceiling, coved cornice, tiled splashbacks, archway opening to:

BREAKFAST ROOM 13'7 x 9'7 (4.14m x 2.92m)

Three light double glazed window with fanlight over, double glazed double doors leading to rear garden, coved cornice, spotlights to ceiling, doors to:

UTILITY ROOM 4'4 x 2'8 (1.32m x 0.81m)

Plumbing for washing machine, wall mounted Worcester combination boiler.

CLOAKROOM 5'2 x 2'8 (1.57m x 0.81m)

Close coupled wc, pedestal wash hand basin with mixer tap, radiator, spotlights to ceiling, coved cornice, extractor fan, obscure double glazed window with fanlight over.

FIRST FLOOR LANDING 10'1 x 3'4 (3.07m x 1.02m)

Dado rail, access to loft, storage cupboard, doors to:

BEDROOM ONE 13'6 x 11'4 to extremes (4.11m x 3.45m to extremes)

Three light leaded light style double glazed window with fanlights over, radiator.

BEDROOM TWO 11'6 x 11'4 to extremes (3.51m x 3.45m to extremes)

Three light double glazed window with fanlights over, double radiator, coved cornice.

BEDROOM THREE 9'2 x 6'9 (2.79m x 2.06m)

Three light leaded light style double glazed window with fanlights over, radiator, coved cornice, storage cupboard.

BATHROOM 9'7 x 7'4 to extremes (2.92m x 2.24m to extremes)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, corner close coupled wc, walk-in double shower cubicle with mixer tap, shower attachment and rainforest shower head, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, three light obscure double glazed window with fanlights over.

REAR GARDEN

Raised decking area, remainder laid to lawn, outside lighting, outside tap, timber SUMMER HOUSE 12' x 8' on hardstanding with power and lighting, double doors with glazed insert, glazed window, wall light points.

FRONT GARDEN

Resin driveway with block paved border providing OFF STREET PARKING for two vehicles.

COUNCIL TAX

London Borough of Redbridge - Band D

AGENTS NOTE

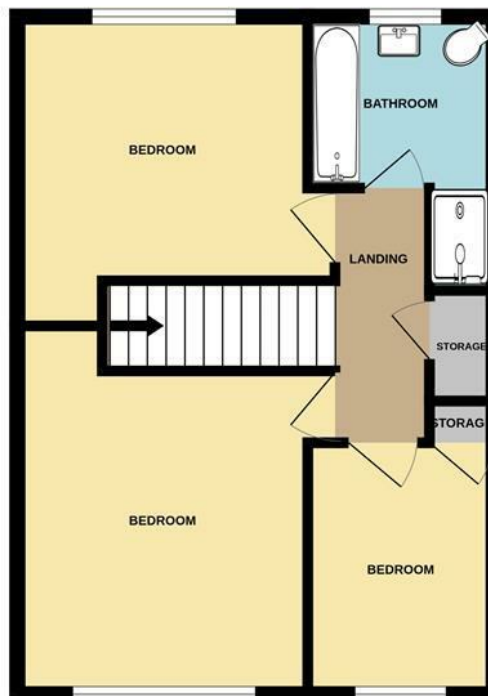
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
582 sq.ft. (54.0 sq.m.) approx.

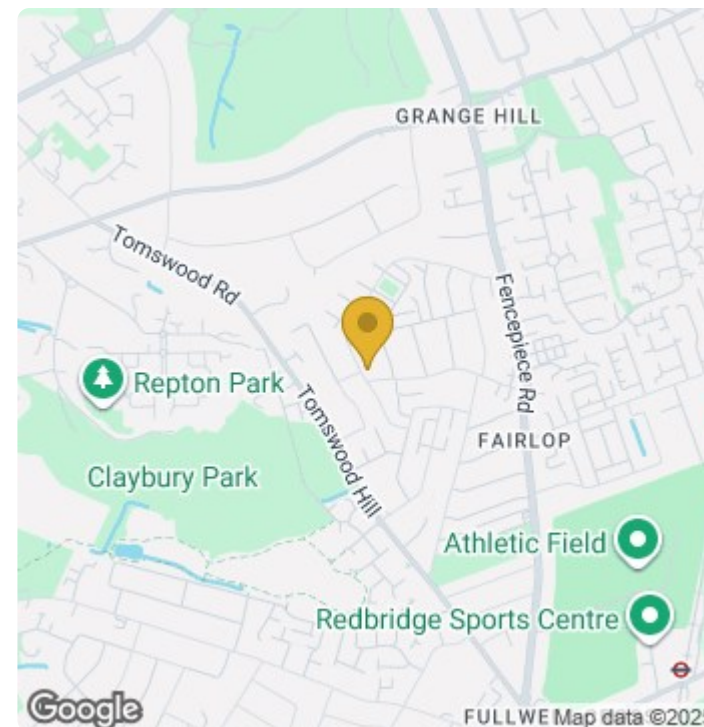


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 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		82
(69-80) C	69	
(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 

