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51 Thurlow Gardens  
Hainault, Essex IG6 2UU  
Price £480,000



## 51 Thurlow Gardens, Hainault, Essex IG6 2UU

Welcome to Thurlow Gardens – a charming and well-presented three-bedroom mid-terrace home, offered to the market chain free and perfectly positioned for convenient family living. Benefiting from off-street parking, this unextended property provides an ideal blank canvas for buyers looking to move straight in with the potential to personalise or further develop (STPP) in the future. Inside, the home features a bright and spacious through-lounge, a well-proportioned kitchen, and three good-sized bedrooms upstairs, along with a family bathroom. The rear garden offers a peaceful outdoor space with plenty of scope for landscaping or entertaining. Situated in a sought-after residential turning in Hainault, the property is just a short distance from Hainault Underground Station (Central Line), providing quick and direct links into the City and West End. The area is also well served by excellent local schools, parks, and convenient shopping amenities. This is an ideal opportunity for first-time buyers, families, or investors seeking a desirable location with fantastic transport and schooling options. Offered chain free – early viewing is highly recommended.

### OPEN PLAN RECEPTION ROOM 15'5 x 15'3 to extremes (4.70m x 4.65m to extremes)

Entrance door with obscure leaded light style insert and sidelight, double glazed window with fanlights over, double radiator, ornamental fireplace with inset coal effect gas fire, wood strip flooring, open door way to reception room, wood panelled doors with obscure inserts to kitchen.

### RECEPTION ROOM 12'5 x 9'7 (3.78m x 2.92m)

Wood strip flooring, double radiator, double glazed double doors with fanlights over and double glazed window either side with fanlights over.

### KITCHEN 8'5 x 5'10 (2.57m x 1.78m)

Wall and base units, working surfaces, cupboards and drawers, undercounter oven with ceramic hob and extractor fan over, stainless steel sink top with mixer tap, plumbing for washing machine, wall mounted boiler, part tiled walls, tiled floor, double glazed door to rear garden, double glazed window with fanlight over.

### FIRST FLOOR LANDING

### BEDROOM ONE 13'5 x 10' (4.09m x 3.05m)

Three light double glazed window with fanlights over, radiator, picture rail, wood strip flooring.

### BEDROOM TWO 10' x 10' (3.05m x 3.05m)

Three light double glazed window with fanlight over, wood strip flooring, radiator, built-in storage cupboard.

### BEDROOM THREE 7'8 x 5'4 (2.34m x 1.63m)

Two light double glazed window with fanlight over, radiator, wood strip flooring.

### BATHROOM 7'6 x 5'4 (2.29m x 1.63m)

Panel enclosed bath, pedestal wash hand basin, close coupled wc, tiled walls, tiled floor, heated towel rail, obscure double glazed window with fanlight over.

### REAR GARDEN

Paved patio area with steps down to artificial grass area with paved surround, tree and shrub borders, pea shingled area at rear, wooden shed, pedestrian rear access.

### FRONT GARDEN

Providing OFF STREET PARKING.

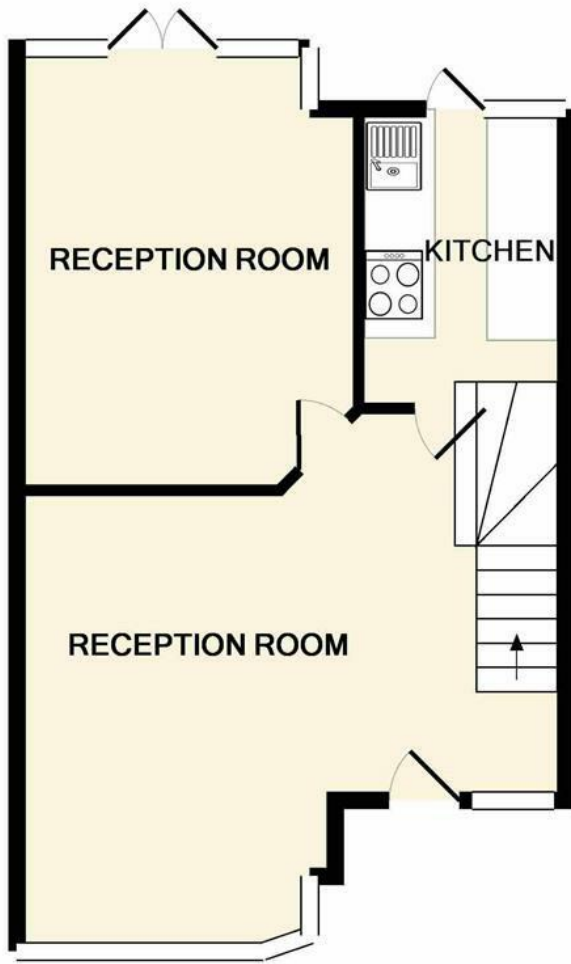
### COUNCIL TAX

London Borough of Redbridge - Band D

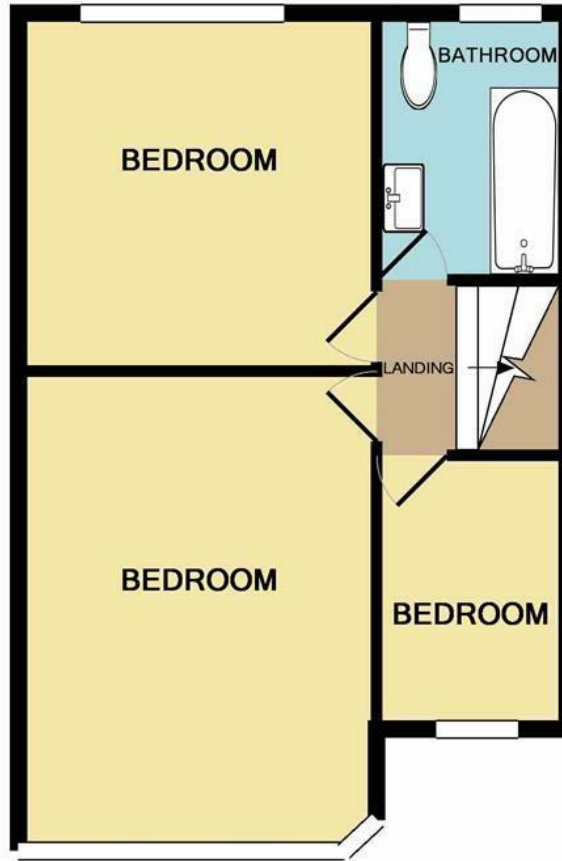
### AGENTS NOTE

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  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.4 SQ.M.)

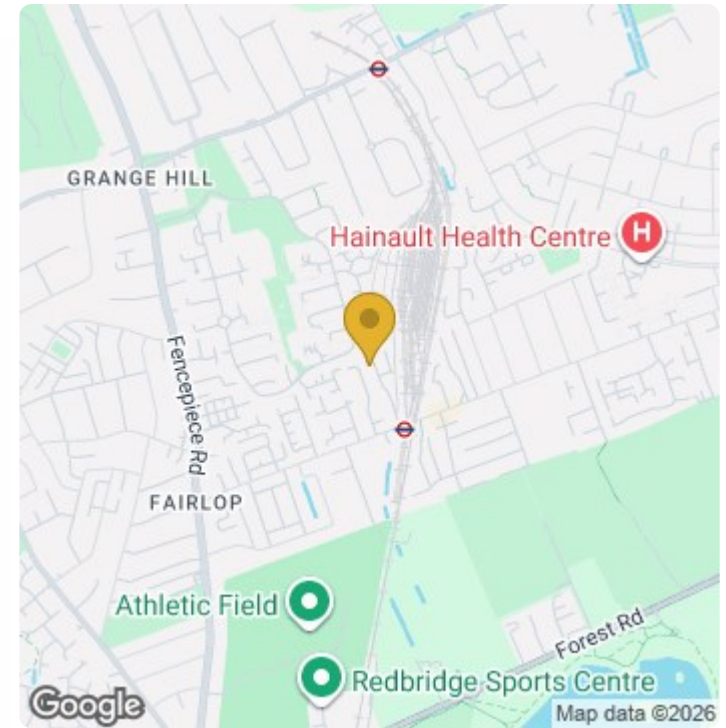


1ST FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 