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EST 1976



35 Copthorne Avenue  
Hainault, Essex IG6 2SG  
Price £620,000

## 35 Copthorne Avenue, Hainault, Essex IG6 2SG

Arbon & Miller are delighted to offer this spacious three bedroom extended semi-detached family home situated in this sought after residential cul-de-sac turning on the Hainault/Chigwell borders. Situated in the popular West Hatch High School catchment and near by to local shops and bus services, the property is within 1 mile of Hainault Central Line station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. The property currently offers a good size Through Lounge, downstairs Cloakroom and Extended L-Shaped Kitchen/Diner to the ground floor, with three well-proportioned Bedrooms and Feature Bathroom to the first floor. Externally, there is a Rear Garden accommodating a large Outbuilding/Gymnasium, and off-street parking to the front. We highly recommend an internal inspection to appreciate the properties many key features.

### ENTRANCE PORCH 6.5 x 3.11 (1.83m.1.52m x 0.91m.3.35m)

Double glazed door, further entrance door to:

### ENTRANCE HALL 14.7 x 6.5 (4.27m.2.13m x 1.83m.1.52m)

Radiator with cover, understairs storage cupboard, wooden flooring, door to:

### CLOAKROOM 4.4 x 3.0 (1.22m.1.22m x 0.91m.0.00m)

Low level wc, wall mounted wash hand basin with mixer tap tiled walls, tiled floor, obscure double glazed window.

### THROUGH LOUNGE 27.4 into bay x 13.1 max (8.23m.1.22m into bay x 3.96m.0.30m max)

Five light double glazed bay window with fitted shutters, Georgian style folding double doors to rear, two radiators with covers, dado rail, coved cornice, wooden flooring.

### L-SHAPED EXTENDED KITCHEN/DINER 18.7 max x 16.9 max (5.49m.2.13m max x 4.88m.2.74m max)

Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with gas hob and extractor fan over, one and half bowl sink top with mixer tap, plumbing for washing machine and dishwasher, recess for tumble dryer, part tiled walls, radiator with cover, coved cornice, part tiled and part wood flooring, double glazed double doors to rear, two light double glazed window to rear, further two light obscure double glazed window to flank.

### FIRST FLOOR LANDING 8.2 x 7.8 (2.44m.0.61m x 2.13m.2.44m)

Three light obscure double glazed window to flank, access to loft space via pull down ladder, doors to:

### BEDROOM ONE 14.4 into bay x 11.4 (4.27m.1.22m into bay x 3.35m.1.22m)

Five light double glazed bay window to front with fitted shutters, radiator with cover.

### BEDROOM TWO 12.4 x 11.1 (3.66m.1.22m x 3.35m.0.30m)

Three light double glazed window to rear, radiator.

### BEDROOM THREE 9.0 x 8.2 (2.74m.0.00m x 2.44m.0.61m)

Three light double glazed window to front with fitted shutters, radiator.

### BATHROOM/WC 8.5 x 8.4 (2.44m.1.52m x 2.44m.1.22m)

Panel enclosed bath with mixer tap, shower attachment and side screen, separate shower cubicle with wall mounted electric shower, low level wc, vanity unit with wash hand basin and mixer tap, storage cupboard, tiled walls, radiator, tiled floor, obscure double glazed window to rear.

### REAR GARDEN

Newly landscaped rear garden with two patio areas, lawn area, outside tap, external lights, wooden double glazed leading to shared driveway.

### OUTBUILDING/GYMNASIUM 19.6 x 11.3 (5.79m.1.83m x 3.35m.0.91m)

Two double glazed bi folding doors, two vertical

radiators, spotlights to ceiling, tiled floor. Door to SHOWER ROOM/WC: Shower cubicle and inset shower, vanity wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, extractor fan, spotlights to ceiling, tiled floor, double glazed window.

### FRONT GARDEN

Block paved front garden providing OFF STREET PARKING.

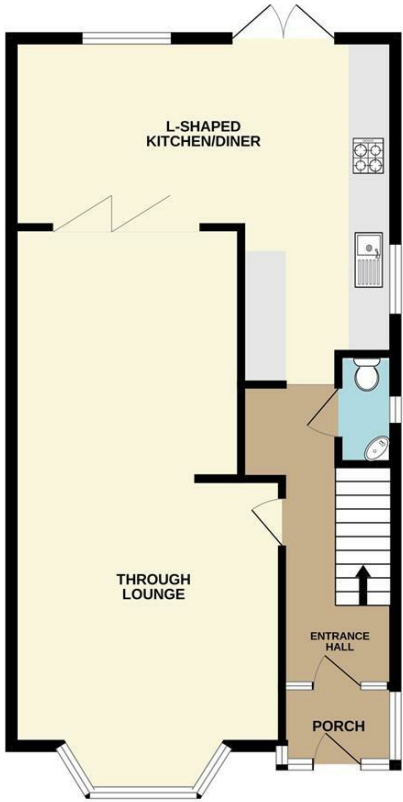
### COUNCIL TAX

London Borough of Redbridge - Band D

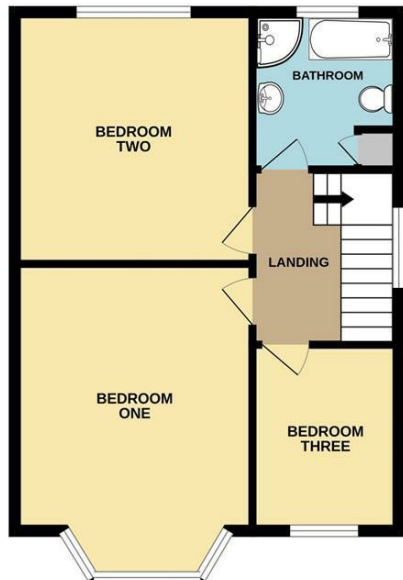
### AGENTS NOTE

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.

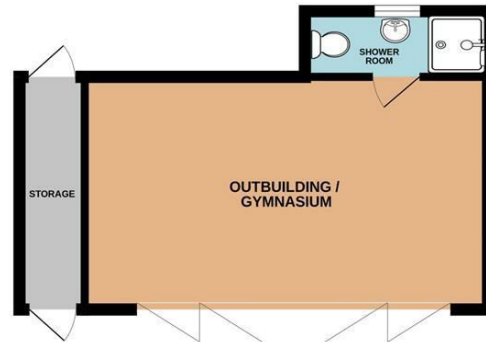




GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



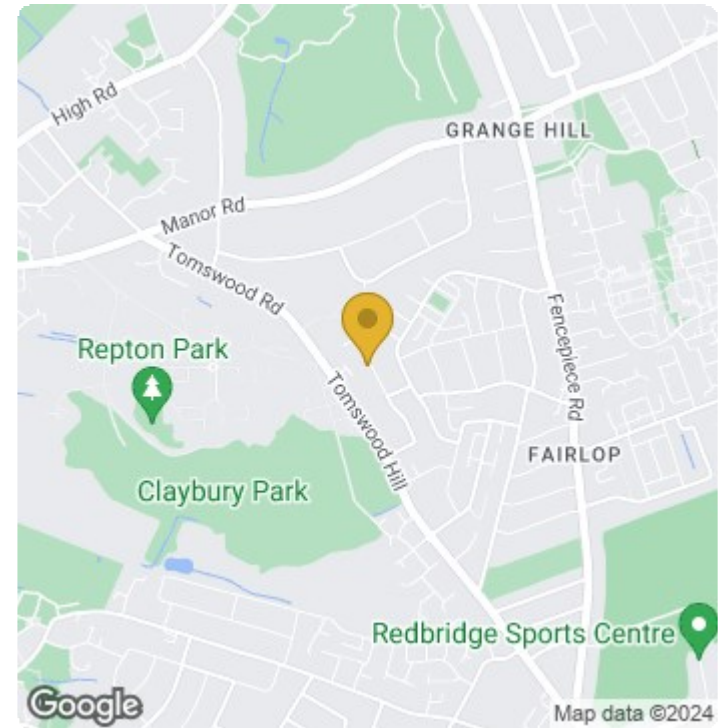
1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



OUTBUILDING / GYMNASIUM  
283 sq.ft. (26.3 sq.m.) approx.

TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</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	

