

# CHISSICK

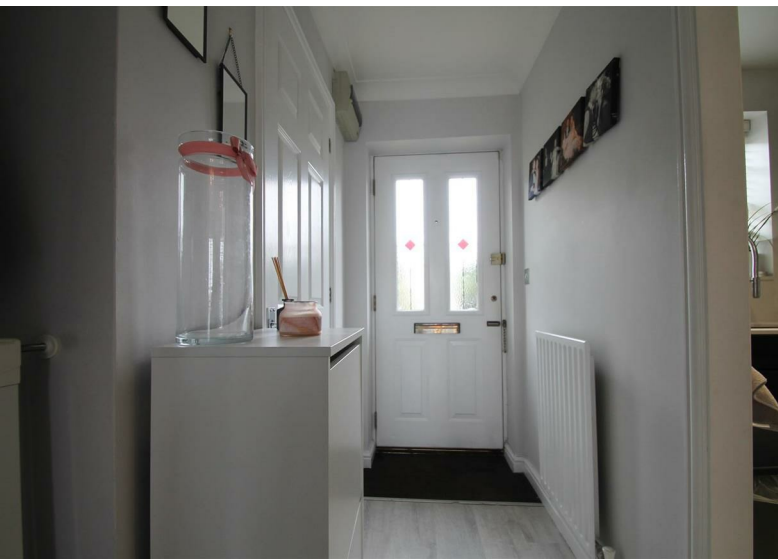
Residential Sales and Lettings



**Tomswood Hill, Hainault, IG6 2GD**

**Price Guide £450,000**

 2  1  1  C



# Tomswood Hill, Hainault, IG6 2GD

## Price Guide £450,000



### Entrance

Double glazed door to:

### Entrance Hall

Laminate style flooring, radiator.

### Lounge

15'8 x 12'8 (4.78m x 3.86m)

Well appointed with built in cupboard under stairs, laminate style flooring, vertical radiator, coved cornicing, bespoke fitted blinds, double glazed sliding patio doors to rear garden.

### Ground Floor Cloakroom

Comprises pedestal wash hand basin, low flush WC, tiled flooring, radiator, obscure double glazed window to front.

### Fitted Kitchen

9'7 x 5'7 (2.92m x 1.70m)

Fitted with modern base and wall units, co-ordinating work surfaces, built in four ring gas hob with oven under and extractor over, inset sink unit with mixer tap, plumbing for automatic washing machine, double glazed window to front.

### Stairs to First Floor Landing

Access to loft with pull-down ladder.

### Bedroom One

12'7 x 9'10 (3.84m x 3.00m)

Fitted with range of modern wardrobes with inset dresser and mirror, radiator, double glazed window to rear.

### Bedroom Two

12'7 x 9'7 (3.84m x 2.92m)

Built in cupboard housing cylinder, radiator, double glazed window to front.

### Bathroom/WC

Comprising vanity wash hand basin with cupboard under, panelled bath with mixer tap and separate shower over, shower screen, mirror to wall, heated towel rail, tiled flooring.

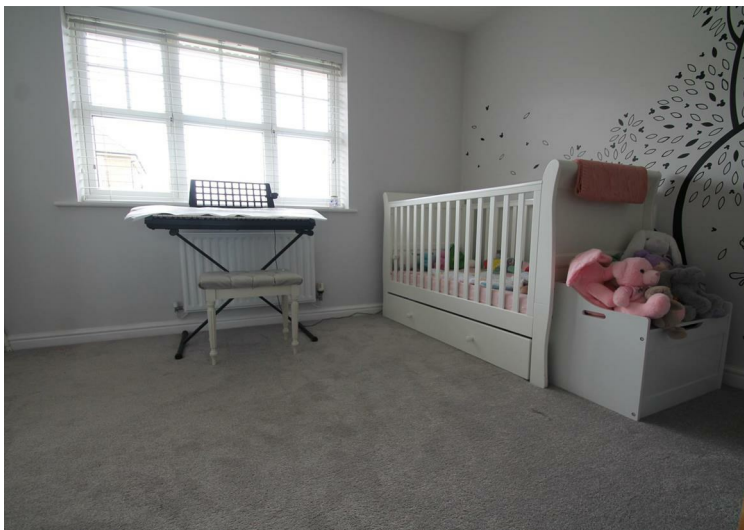
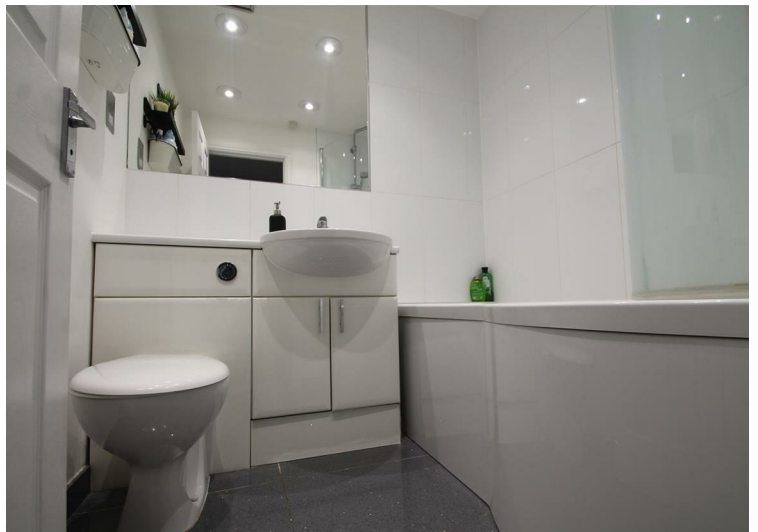
### Exterior

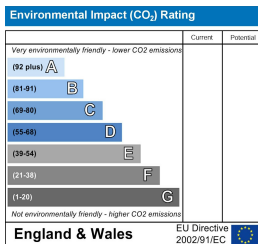
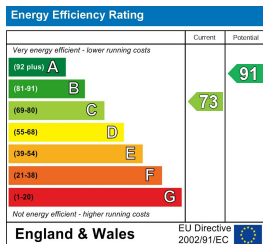
There is neatly landscaped front garden.

The rear garden comprises lawn, decked area, rear pedestrian access and allocated car parking space.

### Council Tax Band D







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.