



1 Elderberry Close, Hainault, Essex, IG6 2AS

Asking price £625,000

Edward Taub are proud to offer for sale this well maintained linked detached property situated within the securely gated Avenue at Repton - part of the prestigious REPTON PARK development and provides exclusive key access to the beautiful, extensive Repton Park grounds, facilities, creche, private members health club with a stunning gymnasium and swimming pool set in a converted chapel located footsteps away, while 24hr CCTV ensures full security and peace of mind. The property is also located moments away on foot via secure gated access to Claybury Woods and Park which holds a Green Flag Award and covers approx 70 hectares containing an ancient area of oak and hornbeam woodland, locally renowned for its variety of woodland spring flowers.

The property views extremely well and an internal inspection is strongly recommended as it has recently been freshly decorated with new carpets throughout. The property offers to the first floor, two double bedrooms, one with fitted wardrobes and a third single bedroom along with family bathroom and wc, plus a roomy full height cupboard for additional storage. The ground floor consists of a good size lounge, kitchen/diner and wc. Sliding, glass patio doors open onto a pretty and secluded, good sized, south facing garden partly laid to lawn with mature planting and 'sun-trap' decking area located immediately in front of the house; perfect for alfresco dining. A further seating or dining area set on gravel is located at the far end of the garden offering light shade to escape the high heat of a summer's day. The garden benefits from a side access gate which provides a convenient, alternative route to bring in plants and garden materials. The property benefits from private off street parking plus a good sized attached garage benefitting from electric lights, power sockets, remote control electric doors and dual access via the driveway and garden.

Buckhurst Hill Office
62-64 Queens Road
Buckhurst Hill
IG9 5BY

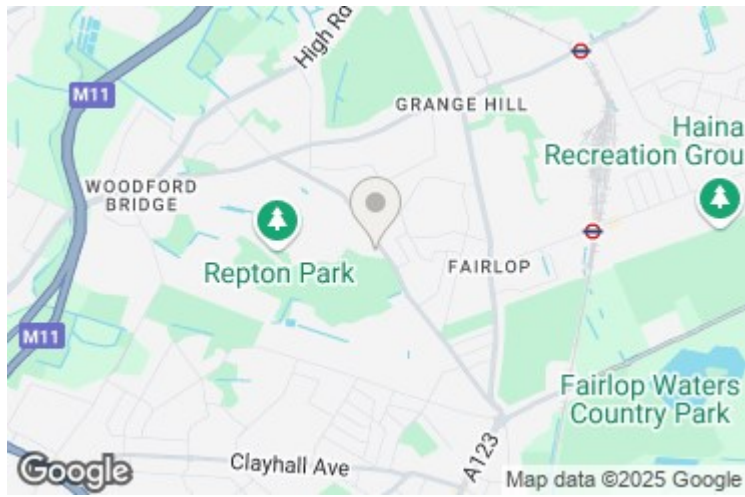
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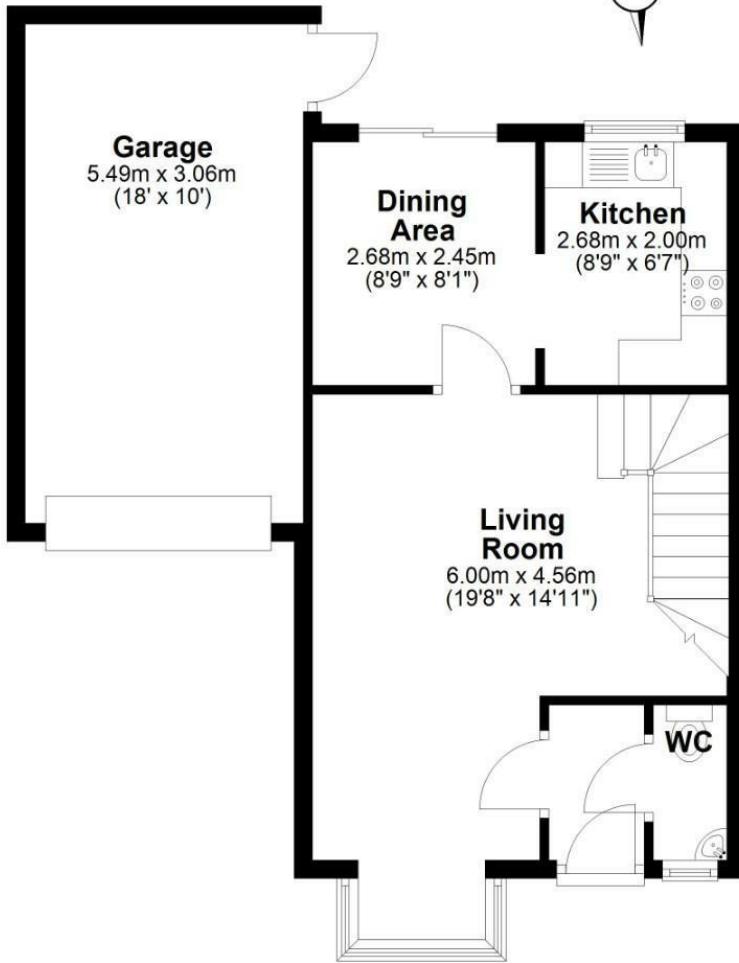


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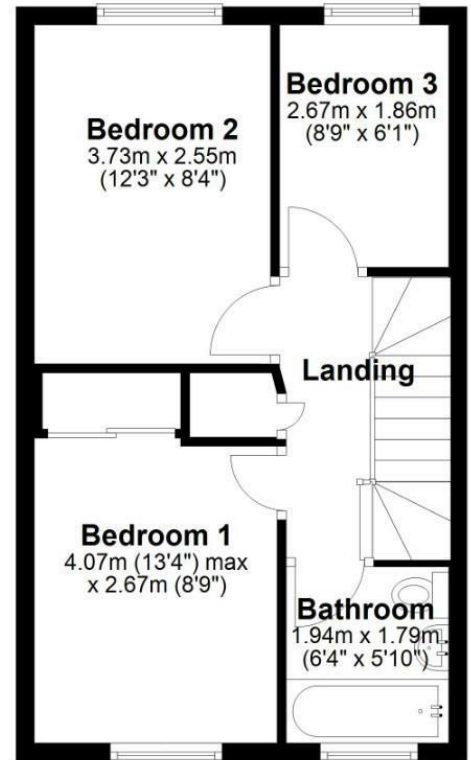
Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 90.2 sq. metres (971.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	86
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		60
(21-38) F		
(1-20) G		60
Not environmentally friendly - higher CO ₂ emissions		
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