

SD Sandra Davidson
ESTATE AGENTS



Hughes Road, Ilford, IG6 2FP

£2,800 Per Calendar Month

 4  3  2  B



£2,800 Per Calendar Month

Hughes Road

Iford, IG6 2FP

- Offered Furnished!
- Available from 24th June 2024
- Private Rear Garden
- Two En-Suites
- Close to Fairlop Waters
- Close to Hainault Central Line
- Allocated Parking Bay in a Secure Car Park
- Solar Panels
- Close to Local Shops and Amenities
- EPC 90B

3D VIRTUAL TOUR AVAILABLE

Sandra Davidson are pleased to present this well-presented family home situated on a popular development on Hughes Road in Hainault.

On the ground floor you will find an open plan kitchen and lounge/dining area with access to the private rear garden.

Upon venturing to the first floor you will find an additional reception room, with a Juliette balcony, which can also be used as a 5th bedroom. There are a further two bedrooms, both with fitted blinds and a modern family bathroom.

On the second floor you will find an additional two bedrooms, both with fitted plantation shutters and contemporary en-suite bathrooms.

Externally there is a 30' rear garden, with rear access to a secure, gated car park with allocated parking for one vehicle. To the front are manicured lawns as well as a gated and maintained play area.

The property is available from 24th June and is being offered furnished so enquire now to avoid missing out!



Entrance

WC

6'7" x 4'11" (2.01m x 1.49m)

Kitchen Area

13'7" x 8'5" (4.15m x 2.56m)

Lounge/Diner

14'2" x 15'9" (4.33m x 4.81m)

First Floor Landing

Reception

7'2" x 15'9" (2.19m x 4.79m)

Bedroom 3

11'5" x 10'10" (3.48m x 3.29m)

Bedroom 4

14'11" x 5'7" (4.55m x 1.69m)

Family Bathroom

7'2" x 5'7" (2.19m x 1.69m)

Second Floor Landing

Bedroom 1

11'5" x 15'9" (3.48m x 4.80m)

En-suite

7'9" x 7'2" (2.36m x 2.19m)

Bedroom 2

9'11" x 15'9" (3.02m x 4.79m)



En-suite

7'9" x 7'2" (2.35m x 2.19m)

Cupboard

Exterior

30'0" (9.15m)

Additional Information

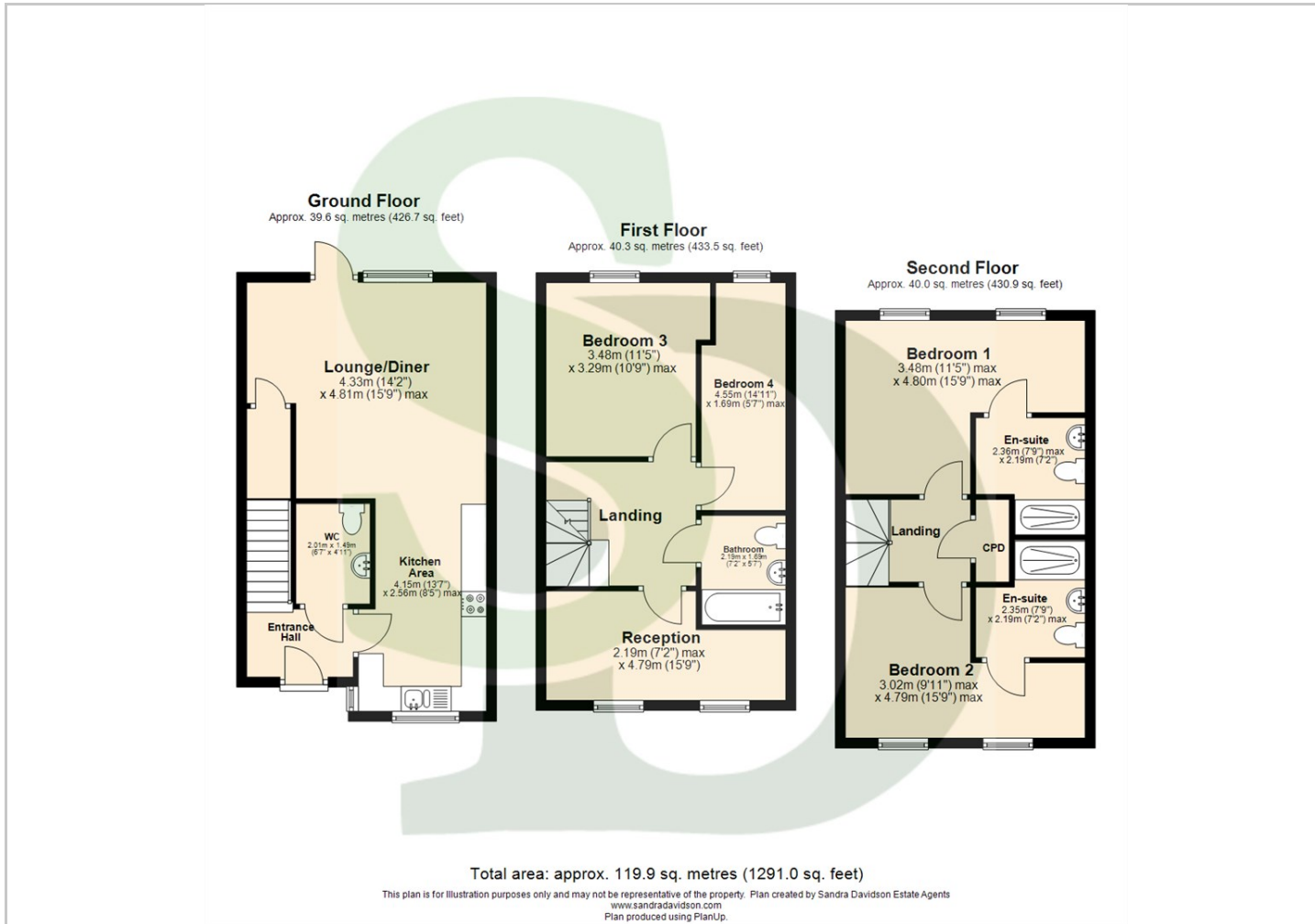
Agent's Note

Directions

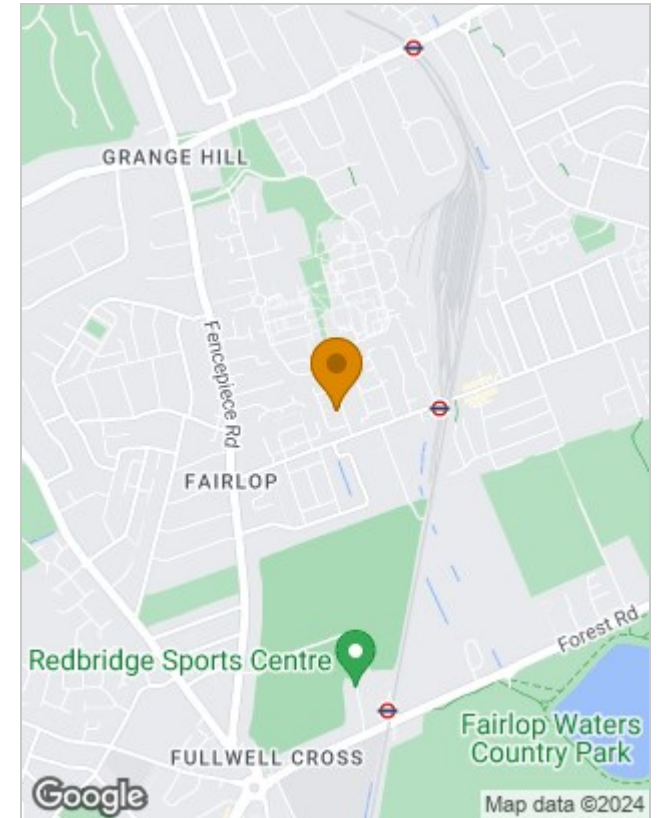




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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	

Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.