



**Offers in the region of £435,000**

**TENURE : FREEHOLD**

**Brocket Way, IG7 4LU**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

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**Cranbrook Lettings**  
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Cranbrook Lettings present this Three Bedroom Semi-Detached house offers a great feeling of the countryside but within walking distance to plenty of shops and transport links such as Grange hill or Hainault underground stations.

Featuring spacious Living room, Two Double Bedrooms & One Single room, fully fitted kitchen with family sized bathroom. Also, property has a spacious garden with a storage shed.

**Entrance Hallway:**

Via double glazed door. Stairs rising to first floor. Laminate wood effect flooring. Radiator.

**Lounge:**

1310(4.22m) x 121(3.68m)

Double glazed window to front aspect. Laminate wood effect flooring. Radiator.

**Kitchen/Diner:**

2010(6.35m) x 87(2.62m)

Two double glazed windows to rear aspect. Double glazed door to rear aspect. Range of wall and base units. Wall display cabinets. Rolled edge work surfaces. One and half bowl sink and drainer with mixer taps. Inset hob. Wall mounted boiler. Tiled splash backs. Laminate wood effect flooring. Radiator.

**First Floor Landing:**

Double glazed window to side aspect. Access to loft.

**Bedroom One:**

121(3.68m) x 111(3.63m)

Double glazed window to front aspect. Fitted cupboard. Radiator.

**Bedroom Two:**

136(4.12m) x 88(2.64m)

Double glazed window to rear aspect. Fitted cupboard. Radiator.

**Bedroom Three:**

92(2.79m) x 89(2.67m)

Double glazed window to front aspect. Radiator.

**Bathroom:**

71(2.16m) x 55(1.65m)

Double glazed window to rear aspect. Panelled bath. Vanity unit housing wash hand basin. Low level flushWC. Tiled walls. Tiled floor. Radiator.

**Garden:**

Approx 60(18.29m)

Mainly laid to lawn. Side access.

This house is surrounded by Hainault Forest park, Golf Clubs, Chigwell Row Water Works and many more entertaining and nature reserves.

Early viewings strongly recommended to avoid disappointment.

**DISCLAIMER:** Cranbrook Lettings is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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