



BOWDEN  
BRADLEY



BOWDEN  
BRADLEY  
FOR SALE  
0208 0593 5



28 Marlyon Road

, Hainault, IG6 3XN

Guide price £450,000





## 28 Marlyon Road

, Hainault, IG6 3XN

**\*\* CHAIN FREE \*\***Positioned on Marlyon Road in the area of Hainault, this delightful end terrace house is a true gem waiting to be discovered. Boasting one reception room, three bedrooms, and a well-kept bathroom and Kitchen, this property offers a cosy yet spacious living environment perfect for families.

This semi-detached house is well maintained throughout and provides generous living space. The absence of an onward chain simplifies the buying process, making it even more appealing.

Conveniently located near the picturesque Hainault Forest, nature lovers will appreciate the easy access to tranquil green spaces. For commuters, the property's proximity to efficient transport links ensures seamless travel around the area.

Step inside to discover neutral interior with ample room for all your needs. The spacious rooms offer versatility and comfort, ideal for creating a warm and inviting atmosphere to call home.

Outside, the property continues to impress with off-road parking for multiple cars, a coveted feature in this bustling neighbourhood. The large rear garden provides a private outdoor sanctuary, perfect for relaxing or entertaining guests.

In conclusion, this charming property on Marlyon Road presents a rare opportunity to own a well-maintained home in a sought-after location. With its spacious rooms, convenient amenities, and family-friendly appeal, this house is sure to capture the hearts of those seeking a place to create lasting memories.

Bowden Bradley Estate Agents are 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.

Hallway

Reception Room  
14,6 x 12,6 (4.27m, 1.83m x 3.81m)

Kitchen/Diner  
24,6 x 9,9 (7.47m x 2.97m)

Landing

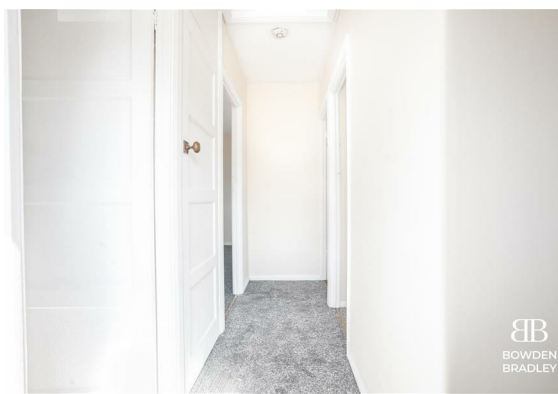
Bedroom  
12,5 x 11,8 (3.78m x 3.56m)

Bedroom  
13,3 x 10,0 (4.04m x 3.05m)

Bedroom  
12,5 x 9,7 (3.78m x 2.92m)

Bathroom

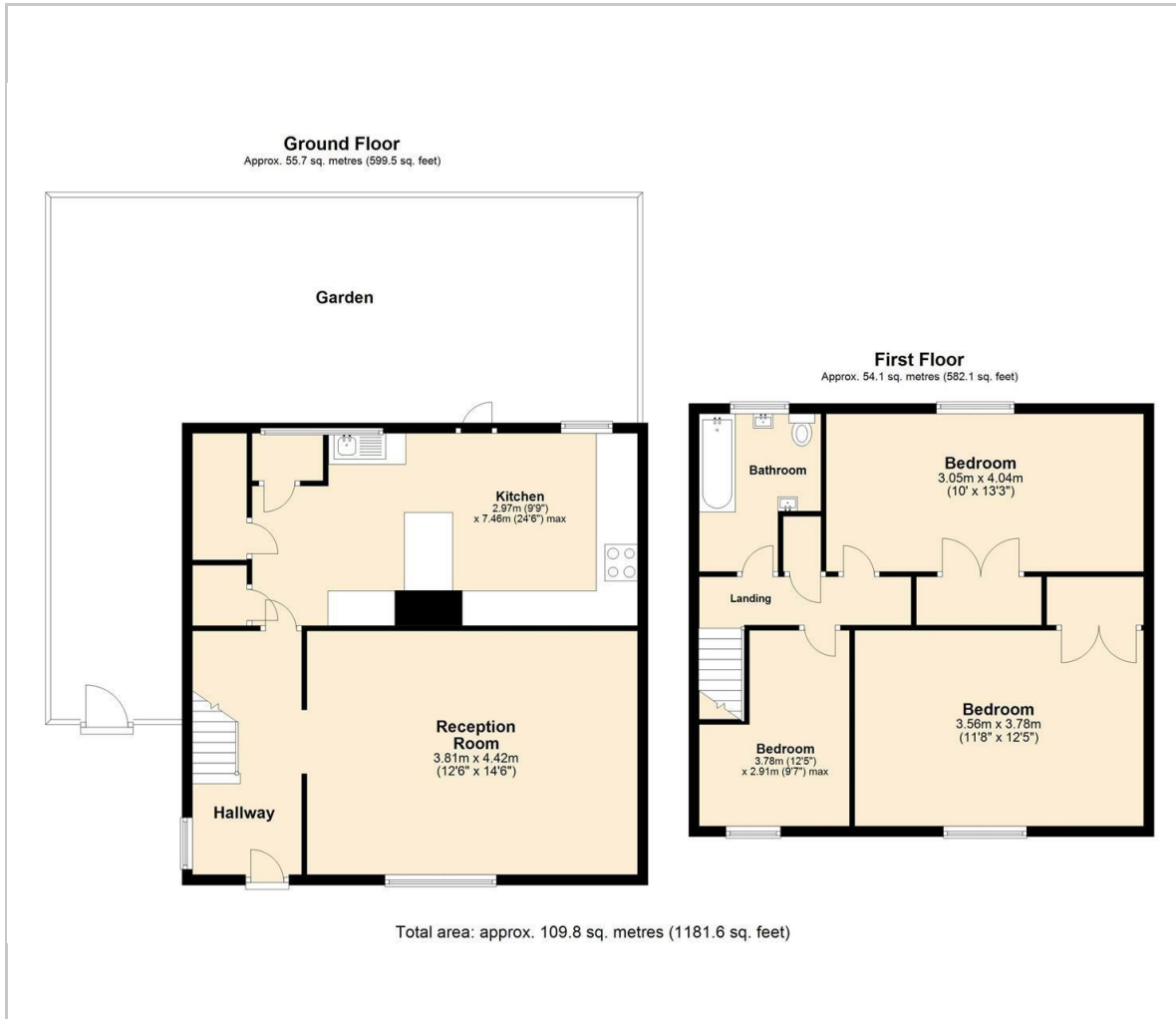
Garden







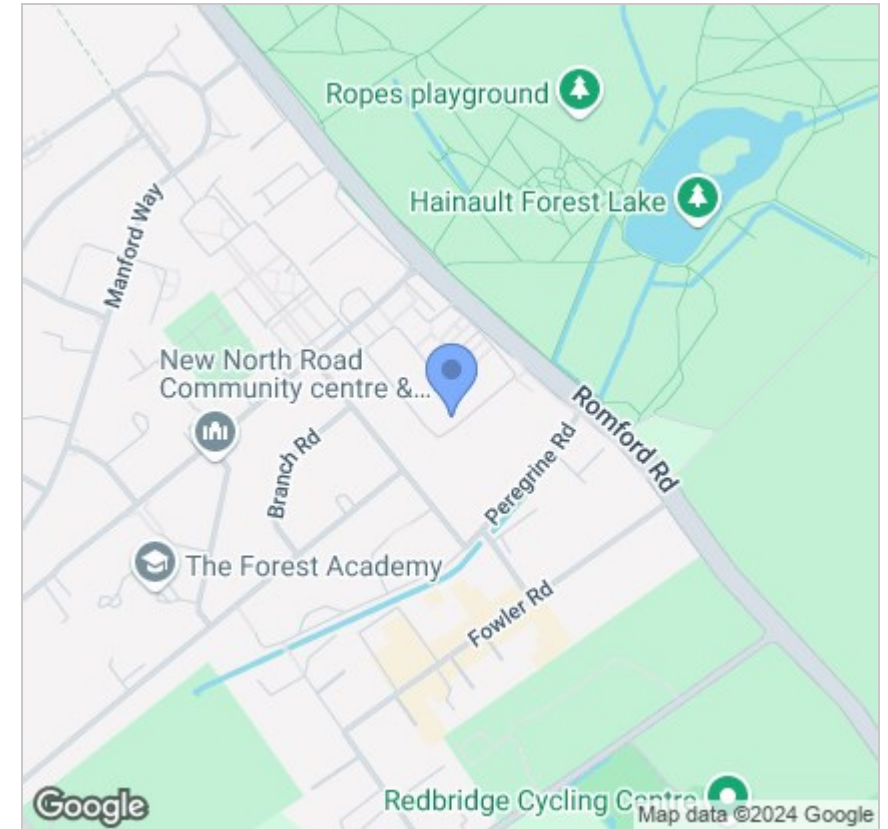
## Floor Plan



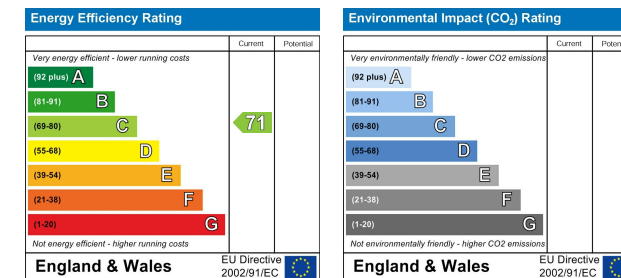
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX  
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk