



BOWDEN  
BRADLEY



52 Laing Close  
, Hainault, IG6 2UF

Guide price £260,000





## 52 Laing Close

, Hainault, IG6 2UF

**\*\*SHARE OF FREEHOLD & 999 YEAR LEASE\*\***

Nestled in the sought-after Laing Close, Hainault, this delightful 1-bedroom first floor maisonette is a gem waiting to be discovered. With a private rear garden, you can unwind in your own peaceful outdoor sanctuary or host gatherings with friends and family.

This property, with its share of freehold, not only provides a sense of security but also promises a valuable investment for the future. The added convenience of side access enhances the overall appeal of this charming home.

Located near Hainault station, commuting is a breeze, making it an ideal choice for professionals or anyone who values easy access to transportation. The allocated parking space is a practical perk, ensuring that parking headaches are a thing of the past.

Whether you're taking your first step onto the property ladder, looking to downsize, or seeking an investment opportunity, this maisonette ticks all the boxes. Embrace the chance to own a piece of property in this desirable location and turn this lovely house into your new home.

Don't let this opportunity slip through your fingers!

The property's EPC rating of C indicates that it is energy efficient, helping you save on utility bills while reducing your carbon footprint.

Lease remaining: 999 years (share of freehold)  
Service charge: N/A  
Ground rent: N/A

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.







## Externals

### Lobby

5'2" x 2'7" (1.60 x 0.81)

### Landing

3'1" x 2'7" (0.96 x 0.81)

### Living Room

13'3" x 12'4" (4.04 x 3.76)

### Hall

7'5" x 8'5" (2.28 x 2.57)

### Kitchen

8'0" x 5'8" (2.46 x 1.75)

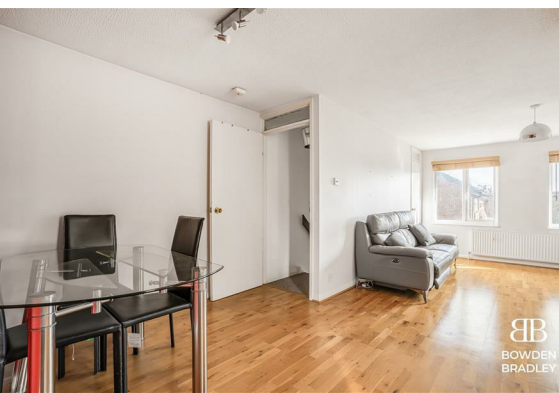
### Bathroom

8'2" x 5'4" (2.51 x 1.65)

### Bedroom

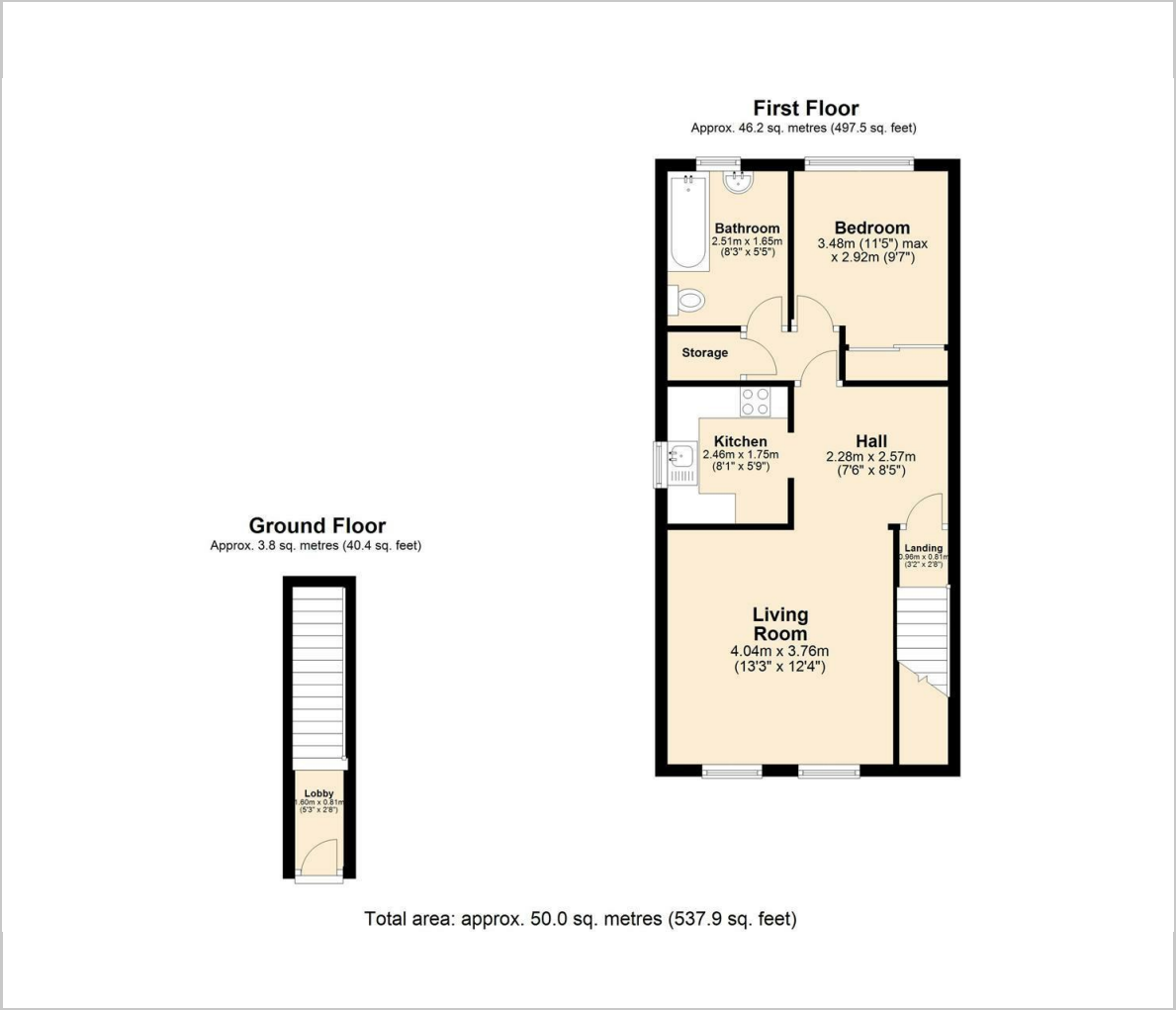
11'5" x 9'6" (3.48 x 2.92)

### Garden





Floor Plan



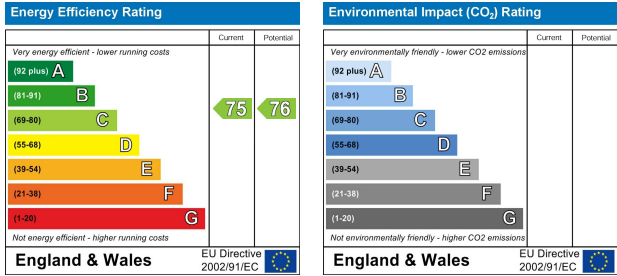
Viewing

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 firms 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