



BOWDEN  
BRADLEY



8 Boleyn Way  
, Hainault, IG6 2TW

Asking price £550,000





## 8 Boleyn Way

, Hainault, IG6 2TW

**NO ONWARD CHAIN** Located in the popular Tudor Estate of Hainault, this charming three-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property has been thoughtfully extended to the rear, providing ample space for family life.

As you enter, you are greeted by a contemporary kitchen that is both stylish and functional, making it an ideal space for culinary enthusiasts. The generous layout allows for easy movement and interaction, perfect for entertaining guests or enjoying family meals.

Outside, the large rear garden presents a wonderful opportunity for outdoor activities, gardening, or simply relaxing in the fresh air. The property also benefits from off-road parking, ensuring that your vehicles are secure and easily accessible.

Situated close to local shops and excellent transport links, this home is perfectly positioned for those who value both tranquillity and accessibility. Whether you are commuting to work or exploring the vibrant local area, you will find everything you need within easy reach.

This delightful property is an excellent choice for families or anyone looking to settle in a friendly community. With its modern features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home.

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.

Front

Hallway







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Living Room  
17'5" x 12'5" (5.33 x 3.81 )

Lounge  
13'3" x 12'5" (4.06 x 3.81 )

Kitchen  
9'8" x 17'3" (2.95 x 5.26 )

Utility Room  
5'4" x 7'6" (1.63 x 2.31 )

Shower Room  
3'8" x 7'6" (1.14 x 2.31)

Bathroom  
5'8" x 8'2" (1.75 x 2.49)

Bedroom  
15'3" x 11'1" (4.67 x 3.4 )

Bedroom  
14'0" x 11'3" (4.29 x 3.45 )

Bedroom  
11'5" x 6'0" (3.49 x 1.83)

Landing

Garden



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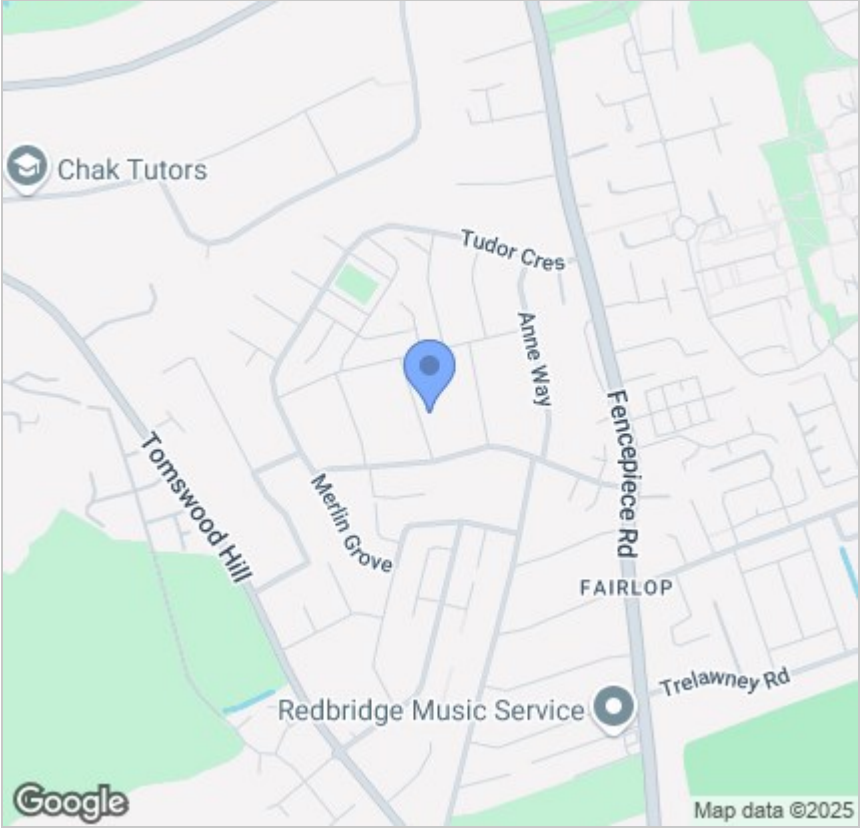
Floor Plan



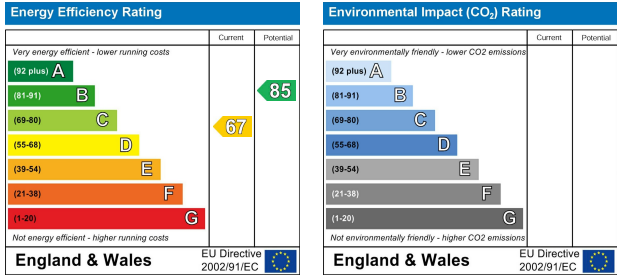
Viewing

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.

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