



**BOWDEN
BRADLEY**



168 Trelawney Road
Hainault, IG6 2NP

Offers over £550,000



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, Hainault, IG6 2NP

**** Rear Extension & Loft Conversion ****

Nestled on the desirable Trelawney Road in Hainault, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property has been thoughtfully designed to accommodate modern living. The loft conversion and rear extension enhance the living space, providing ample room for relaxation and entertainment.

The house features two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings at home. With two well-appointed bathrooms, morning routines will be a breeze for the whole family. The property is in good condition throughout, ensuring a comfortable and welcoming environment from the moment you step inside.

Conveniently located approximately 0.3 miles from Hainault Station on the Central Line, commuting to London and beyond is both easy and efficient. The area is known for its excellent schools, making it an ideal choice for families seeking quality education for their children. Additionally, the potential for further expansion, subject to planning permission, offers exciting possibilities for those looking to personalise their home.

Off-street parking adds to the convenience of this property, making it a practical choice for those with vehicles. Trelawney Road is a sought-after location within Hainault, known for its friendly community and accessibility to local amenities. This property truly represents a wonderful opportunity to secure a family home in a vibrant and well-connected area. Don't miss your chance to make this delightful 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
13'5" x 5'2" (4.11 x 1.60)

Living Room
12'7" x 12'4" (3.84 x 3.76)

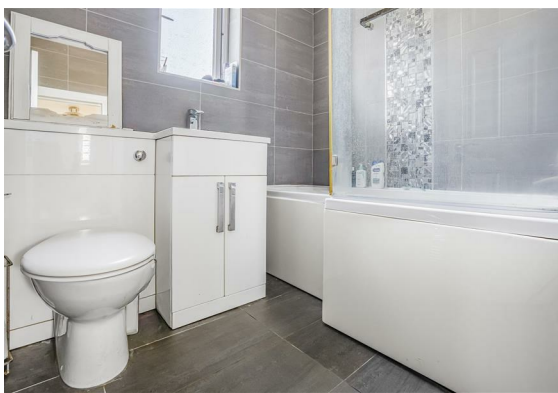
Lounge
10'5" x 10'0" (3.2 x 3.05)

Kitchen/Diner
18'6" x 16'2" (5.66 x 4.95)

Landing

Bedroom
13'1" x 10'0" (4.01 x 3.07)

Bedroom
11'3" x 9'8" (3.45 x 2.97)





Bathroom
6'0" x 6'7" (1.83 x 2.03)

Bedroom
7'1" x 6'7" (2.18 x 2.01)

Bedroom
17'3" x 13'2" (5.26 x 4.02)

Shower Room
5'8" x 5'1" (1.75 x 1.57)

Garage
6'2" x 12'4" (1.88 x 3.78)

Garden



Floor Plan



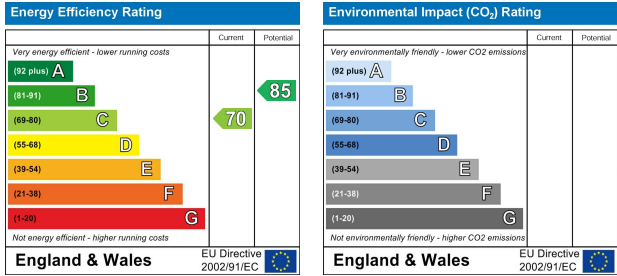
Viewing

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.

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