



BOWDEN  
BRADLEY



33 Trehearn Road

, Hainault, IG6 2NN

Guide price £450,000





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, Hainault, IG6 2NN

GUIDE PRICE £450,000 - £475,000

Welcome to this fantastic opportunity to own a delightful 3-bedroom end of terrace property nestled in the sought-after locale of Hainault. Situated just 0.4 miles away from the convenient Hainault Central Line Station, commuting becomes a breeze, making this home ideal for professionals and families alike.

Boasting a detached garage, this property offers both convenience and functionality. While it awaits a touch of renovation in areas, envision the potential to craft your dream family residence. With ample space to extend (subject to planning), the possibilities are endless, providing the perfect canvas to tailor the home to your desires.

This property promises an idyllic family lifestyle with sought-after schools conveniently close by, ensuring quality education for your children. Additionally, the proximity to Fairlop Waters and other playing fields offer a plethora of recreational activities, perfect for weekend adventures and leisurely strolls.

Don't miss out on the chance to transform this property into your dream family home. Contact us today to arrange a viewing and unlock the full potential of this hidden gem in Hainault!

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

Kitchen  
8'2" x 6'10" (2.51 x 2.09)

Lounge  
10'4" x 10'4" (3.17 x 3.16)







Dining Room  
12'4" x 9'1" (3.77 x 2.77)

Conservatory  
9'1" x 9'1" (2.79 x 2.77)

Landing

Bathroom  
5'9" x 6'10" (1.76 x 2.09)

Bedroom  
11'8" x 11'0" (3.56 x 3.37)

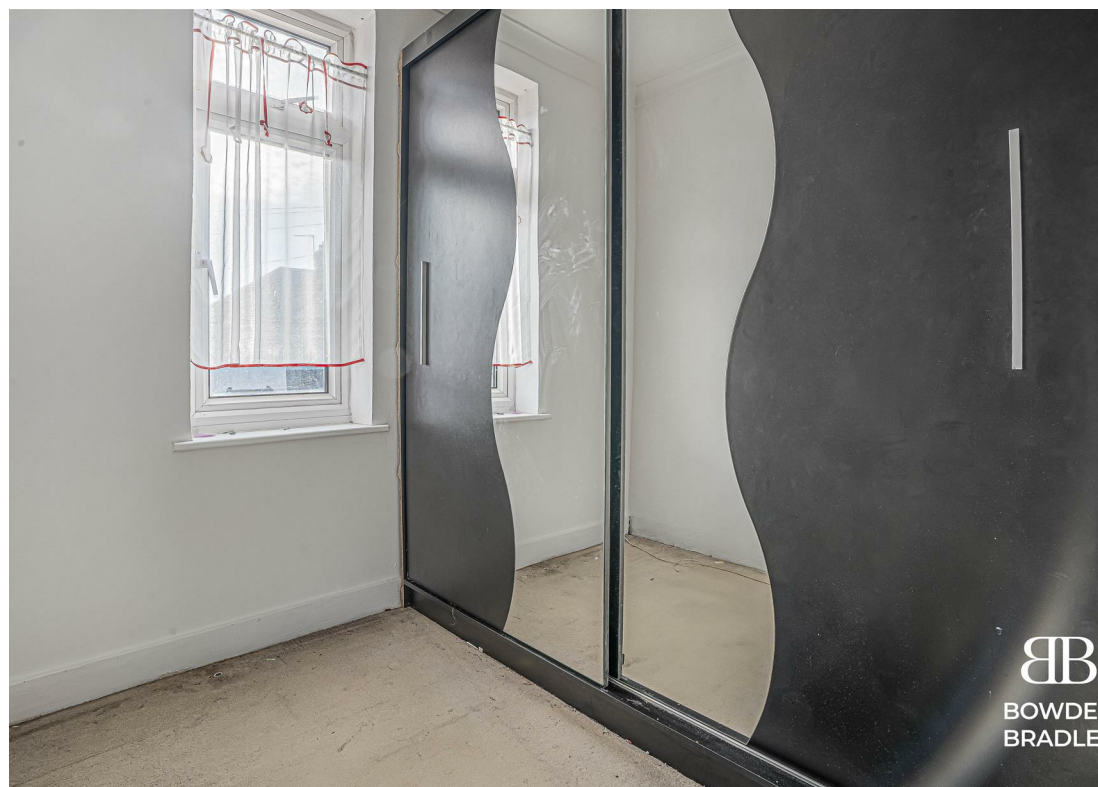
Bedroom  
13'0" x 11'0" (3.97 x 3.37)

Bedroom  
6'7" x 6'10" (2.02 x 2.09)

Garden  
63'5" x 16'3" (19.33 x 4.96)

Rear

Frontal



Floor Plan



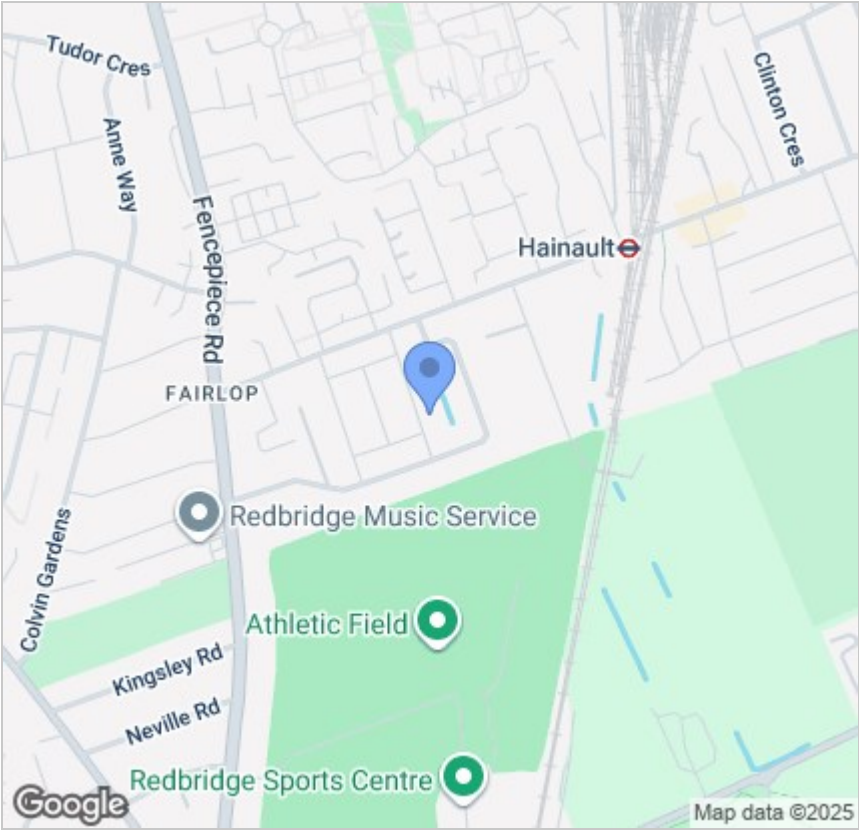
Viewing

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.

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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Area Map



Energy Efficiency Graph

