



BOWDEN
BRADLEY



44 Walden Way

, Hainault, IG6 3BH

Guide price £300,000



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PRIVATE REAR GARDEN

In the desirable area of Walden Way, Hainault, this charming first-floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property offers a comfortable living space that is perfect for modern living.

Upon entering, you will find a welcoming reception room that provides a delightful area for relaxation and entertaining. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The maisonette also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is the large private rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor area enhances the appeal of the home, providing a tranquil retreat from the hustle and bustle of daily life.

Additionally, the property benefits from a share of the freehold, offering a sense of security and stability for future homeowners. With no onward chain, the process of moving in can be swift and straightforward, allowing you to settle into your new home without delay.

Conveniently located, this maisonette is just a short distance from Hainault station, making commuting to central London a breeze. Furthermore, a variety of shops and local amenities are within easy reach, ensuring that all your daily needs are met.

In summary, this delightful two-bedroom maisonette on Walden Way is a rare find, combining comfort, convenience, and outdoor space in a sought-after location. Do not miss the chance to make this lovely property your new home.

Lease remaining: 931 Years

Service charge: £0

Ground rent: £0

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.

Front

Hallway

Living Room
10'2" x 15'8" (3.12 x 4.78)

Kitchen
11'1" x 5'10" (3.38 x 1.8)

Bathroom
8'5" x 4'9" (2.57 x 1.45)

Bedroom
8'8" x 10'7" (2.65 x 3.24)

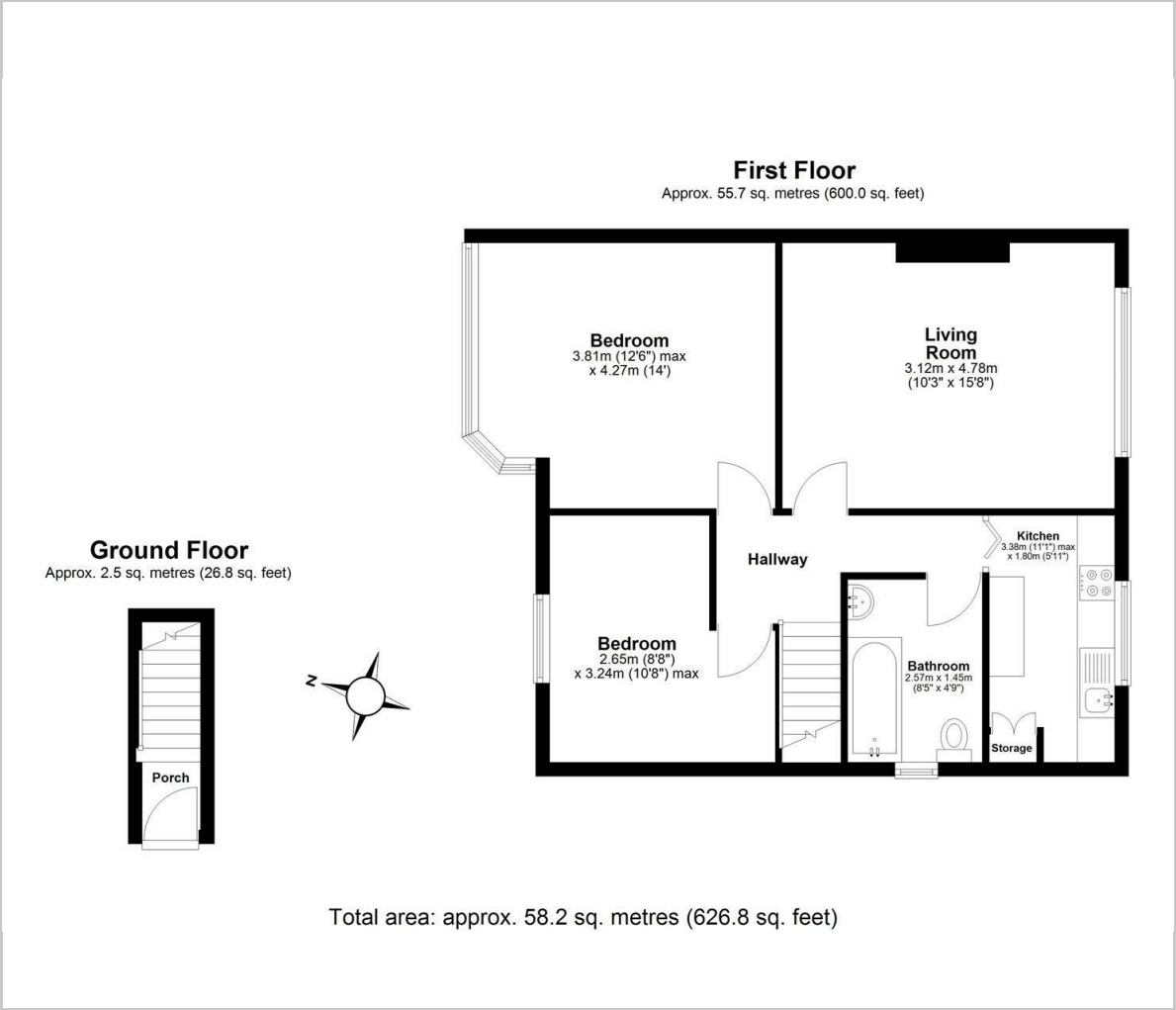




Bedroom
12'5" x 14'0" (3.81 x 4.27)

Garden

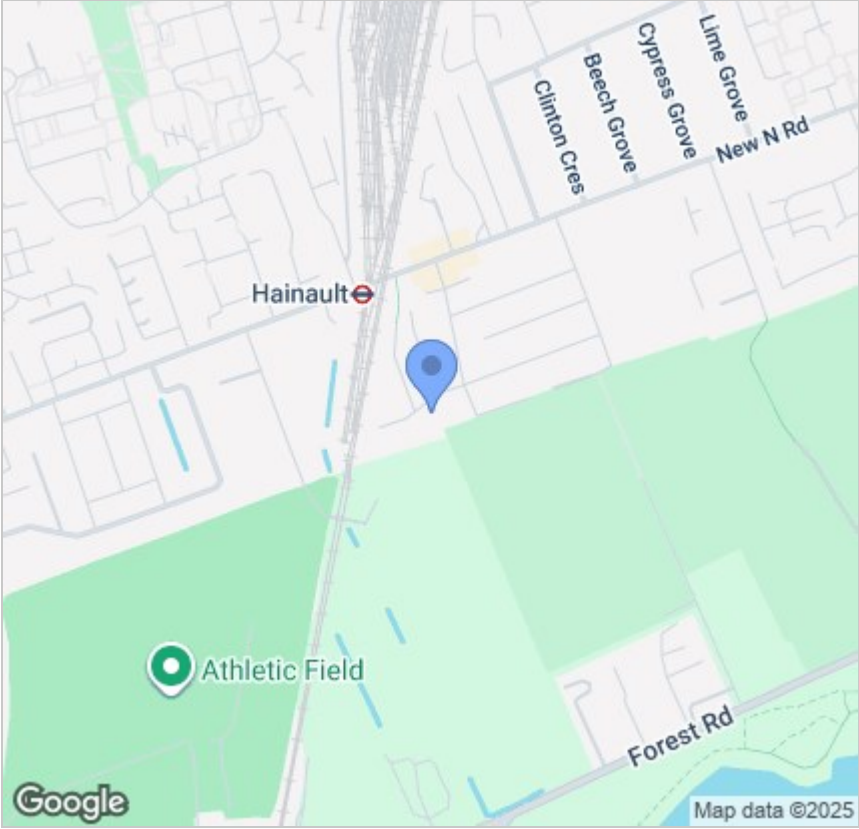
Floor Plan



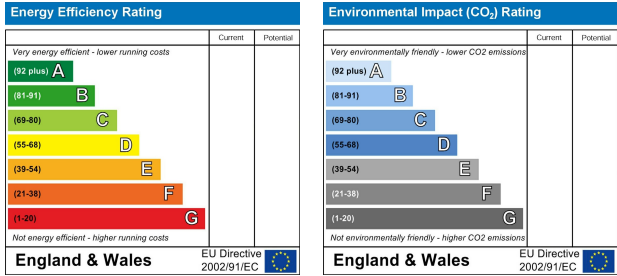
Viewing

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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