



BOWDEN
BRADLEY



42 Andrew Close

, Hainault, IG6 2UG

Guide price £450,000



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In the tranquil cul-de-sac of Andrew Close, Hainault, this charming semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable family home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of modern living.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The ground floor features a convenient bedroom complete with an en-suite shower room, ideal for guests or as a private retreat. The remaining three bedrooms are located on the upper floor, providing ample space for family or visitors.

The property benefits from two bathrooms, ensuring that morning routines run smoothly for everyone. The large garden is a standout feature, offering a delightful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, off-road parking is available, providing ease and convenience for residents and guests alike.

Situated close to Hainault Station, commuting to central London is straightforward, making this home perfect for those who work in the city. Local shops are also within easy reach, ensuring that daily necessities are just a short stroll away.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home in a peaceful setting, ideal for families and first-time buyers alike.

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

Living Room
15'1" x 14'6" (4.6 x 4.42)

Kitchen
10'0" x 14'6" (3.05 x 4.42)

Bedroom
18'2" x 8'5" (5.56 x 2.59)

Shower Room
6'3" x 3'8" (1.91 x 1.14)

Landing

Bedroom
15'5" x 8'11" (4.7 x 2.73)

Bedroom
8'10" x 8'11" (2.71 x 2.72)

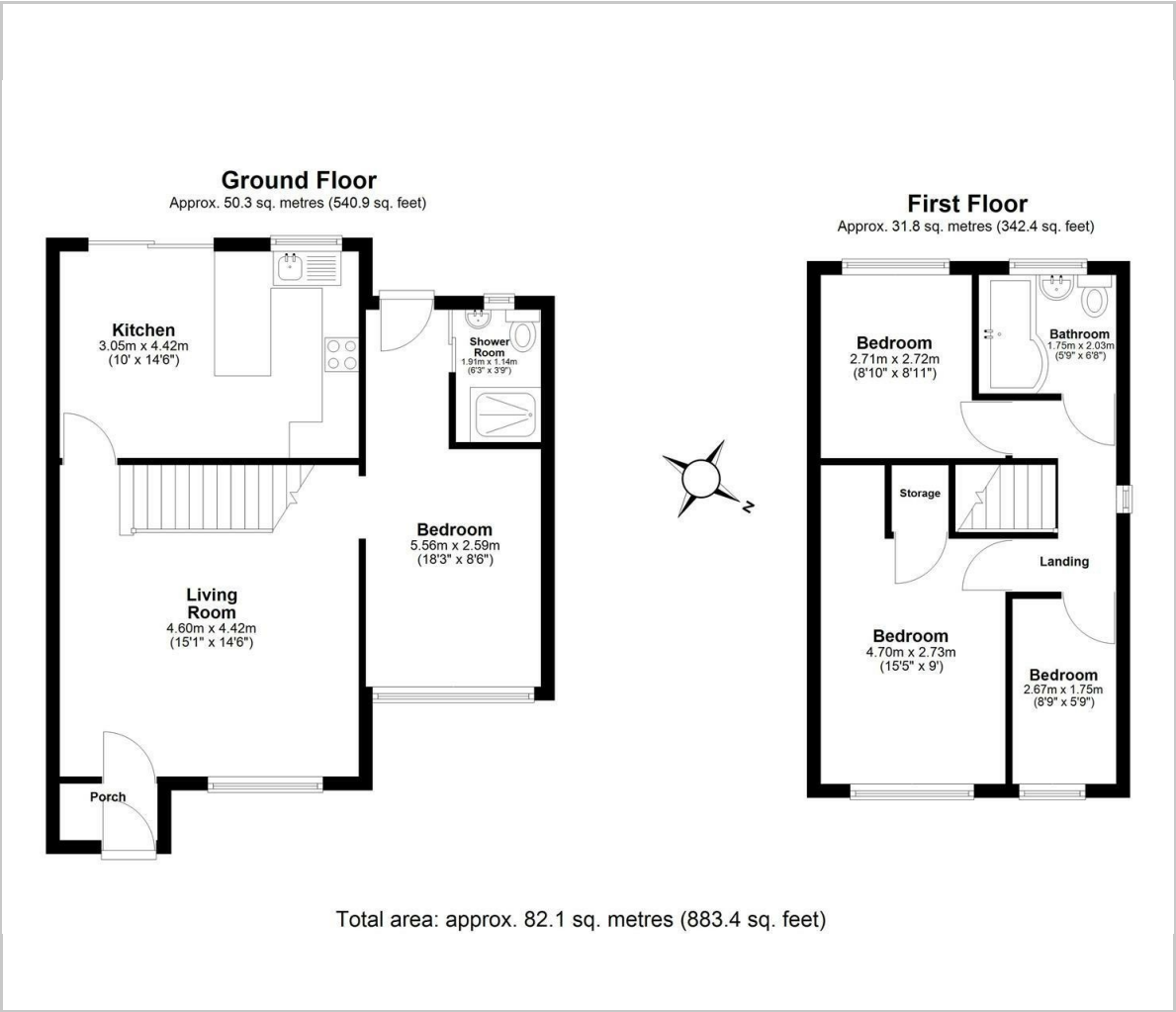
Bedroom
8'10" x 8'11" (2.71 x 2.72)

Bathroom
5'8" x 6'7" (1.75 x 2.03)

Garden



Floor Plan



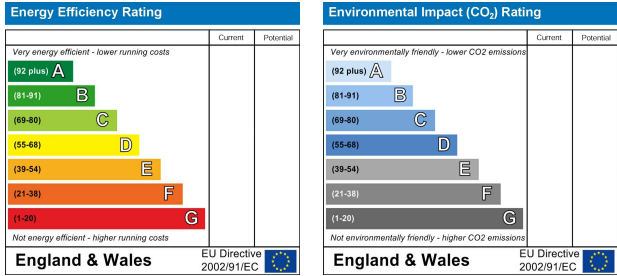
Viewing

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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