



BOWDEN  
BRADLEY



74 Walden Way

, Hainault, IG6 3BJ

Guide price £450,000





## 74 Walden Way

, Hainault, IG6 3BJ

Guide Price £450,000 - £500,000

In the desirable area of Walden Way, Hainault, this charming three-bedroom mid-terrace house presents an excellent opportunity for both families and investors alike. With no onward chain, this property is ready for you to make it your own.

Upon entering, you will find two generous reception rooms that offer ample space for relaxation and entertaining. The layout is both practical and inviting, making it perfect for family gatherings or quiet evenings at home. The property has been extended to the rear, providing even more potential for personalisation and enhancement.

The three spacious bedrooms are well-proportioned, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of a busy household.

One of the standout features of this property is the large outbuilding and garage, which offer additional storage or the possibility of conversion into a workshop or studio, subject to planning permission.

Situated close to Hainault Station, commuting to central London is both quick and convenient, making this location ideal for professionals. Additionally, the property is in proximity to local shops and sought-after schools, making it a perfect choice for families looking to settle in a vibrant community.

With its blend of space, potential, and a prime location, this mid-terrace house on Walden Way is a must-see. Don't miss the chance to explore the possibilities that await you in this delightful 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

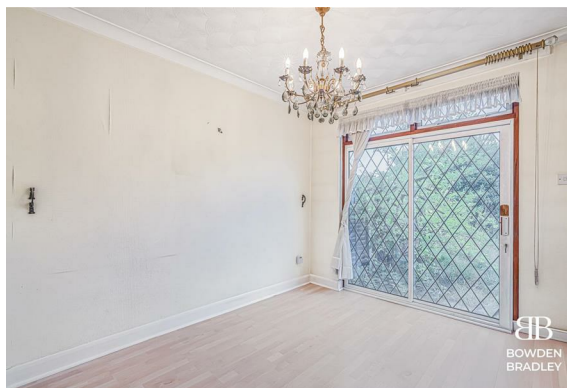
Living Room  
14'4" x 11'8" (4.39 x 3.56)

Dining Area  
10'9" x 17'5" (3.28 x 5.31)

Lounge  
11'3" x 9'1" (3.43 x 2.79)

Kitchen  
11'6" x 7'10" (3.51 x 2.39)

WC  
5'4" x 2'5" (1.65 x 0.74)







Landing

Bedroom  
14'7" x 11'8" (4.45 x 3.56 )

Bedroom  
11'5" x 10'7" (3.48 x 3.23)

Bedroom  
9'7" x 7'1" (2.93 x 2.16)

Bathroom  
8'0" x 6'5" (2.44 x 1.98 )

Outbuilding  
20'2" x 7'4" (6.15 x 2.26)

Garage  
19'5" x 8'9" (5.92 x 2.67 )

Garden





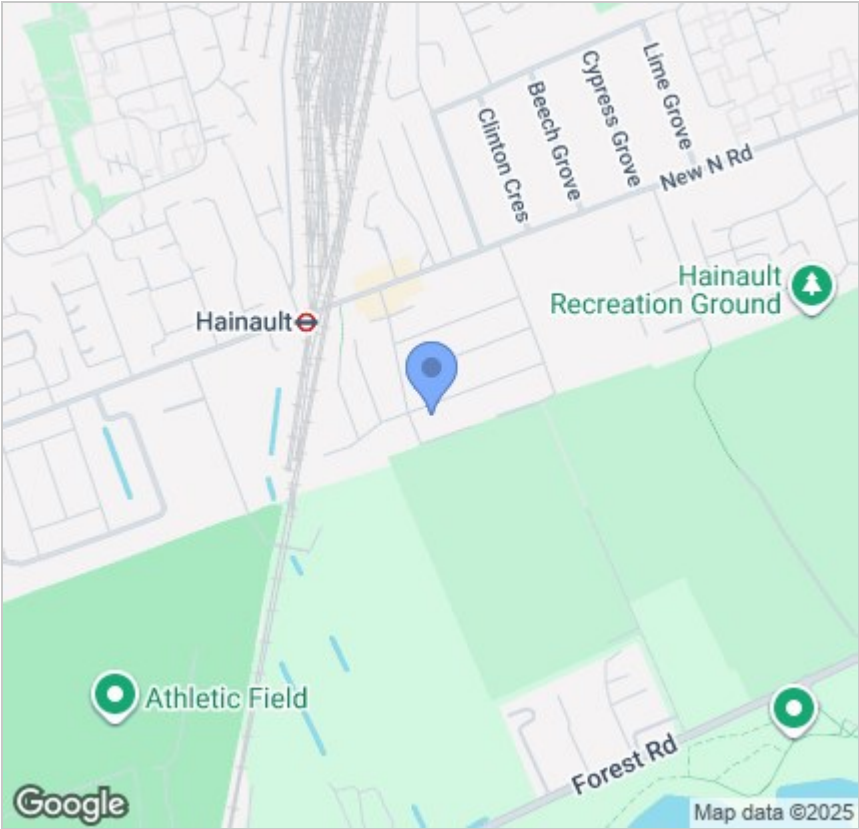
Floor Plan



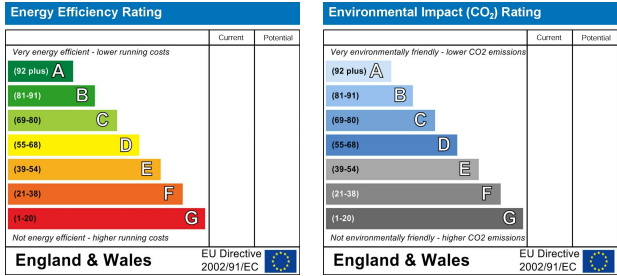
Viewing

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.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX  
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk