10 Taunton Close
Hainault, IG6 3DN

Presented to the market on a chain free basis, this mid-terraced two-bedroom property is nestled in a tranquil cul-de-sac within the sought-after Wickets development.

Spanning two levels, the ground floor features a welcoming hallway, a fitted kitchen, and a spacious living/dining area.

On the upper level, you'll find two generously sized bedrooms, each equipped with fitted wardrobes, along with a family bathroom.

The low-maintenance garden at the rear extends approximately 35 feet, incorporating a small patio area and a lawn. The property also boasts the convenience of off-street parking.

Perfect for First time buyers or down sizers, Taunton Close offers excellent public transport connections, being located just 0.5 miles from Hainault Station facilitating easy commutes into the city.

Various amenities, such as supermarkets and cafes, are in close proximity. Additionally, for nature enthusiasts, several parks in the vicinity offer opportunities for leisurely walks and Sunday strolls.

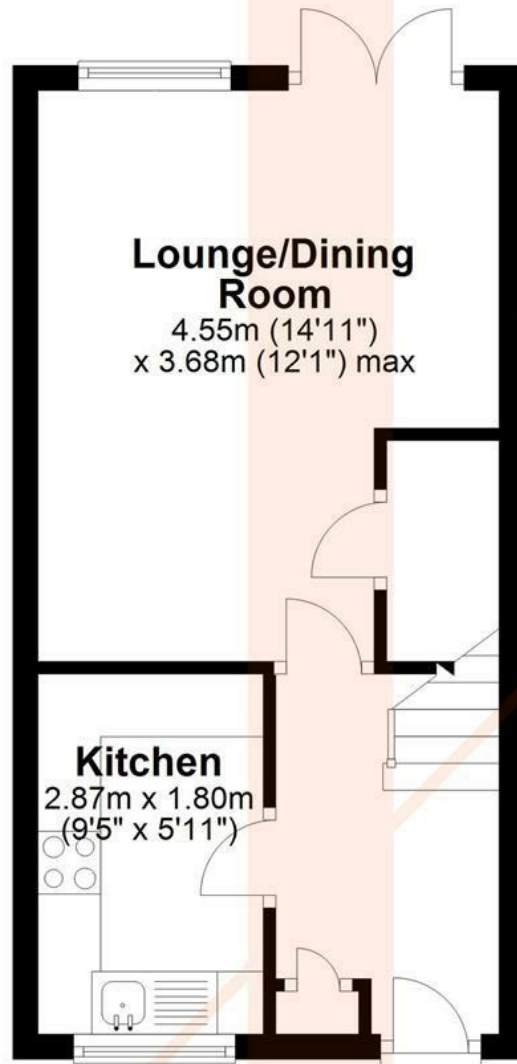**Tenure** Freehold
Council Redbridge

Your Next Chapter

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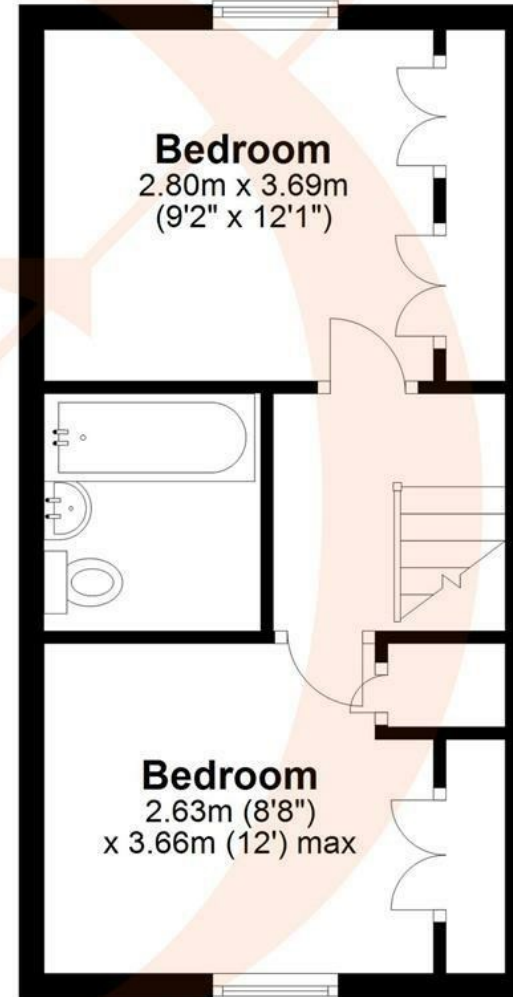
Ground Floor
Approx. 27.7 sq. metres (297.7 sq. feet)

First Floor
Approx. 27.7 sq. metres (297.7 sq. feet)

Lounge/Dining Room
4.55m (14'11")
x 3.68m (12'1") max

Kitchen
2.87m x 1.80m
(9'5" x 5'11")

Bedroom
2.80m x 3.69m
(9'2" x 12'1")

Bedroom
2.63m (8'8")
x 3.66m (12') max

Total area: approx. 55.3 sq. metres (595.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC