



**Trelawney Road, Hainault, Ilford**  
**Price Range £600,000 - £650,000**



**MILLERS**  
ESTATE AGENTS

PRICE RANGE: £600,000 - £650,000  
\* FOUR BEDROOMS \* ONE EN-SUITE  
SHOWER TO MASTER BEDROOM \*  
\* TWO FURTHER BATHROOMS \* TWO  
RECEPTIONS \* EXTENSIVELY DOUBLE GLAZED  
\* GAS CENTRAL HEATING \* WALKING  
DISTANCE OF HAINAULT CENTRAL LINE  
STATION \* GREAT SIZE OUTBUILDING \*  
WELL PRESENTED REAR GARDEN \* OFF  
STREET PARKING \*

Nestled on the charming Trelawney Road in Hainault, Ilford, this delightful extended four-bedroom terraced house offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property retains a sense of character while providing modern living spaces ideal for families or professionals alike.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen leads seamlessly to a beautifully presented rear garden, an ideal space for outdoor relaxation or summer gatherings. The garden is complemented by a useful outbuilding, providing additional storage or potential for a home office.

The property boasts four bedrooms, ensuring ample space for everyone. With two well-equipped bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this home is its prime location. Just a short walk from Hainault Central Line station, commuting to central London or exploring the surrounding areas is both easy and convenient.

This terraced house on Trelawney Road is not just a home; it is a lifestyle choice, offering a harmonious blend of space, style, and accessibility. Whether you are looking to settle down or invest, this property is a must-see.





## GROUND FLOOR

### Living Room

11'7" x 10'0" (3.53m x 3.05m)

### Dining Room

10'8" x 11'9" (3.24m x 3.57m)

### Kitchen

7'3" x 14'2" (2.21m x 4.33m)

### Wet Room

6'4" x 4'10" (1.93m x 1.47m)

### Office / Entertainment Room

21'5" x 13'9" (6.53m x 4.19m)



## FIRST FLOOR

### Bedroom Two

12'3" x 10'3" (3.73m x 3.12m)

### Bedroom Three

10'2" x 8'2" (3.09m x 2.49m)

### Bedroom Four

6'9" x 6'7" (2.06m x 2.00m)

### Bathroom

5'7" x 6'5" (1.70m x 1.96m)

## SECOND FLOOR

### Bedroom One

14'1" x 10'7" (4.29m x 3.23m)

### En-suite Shower Room

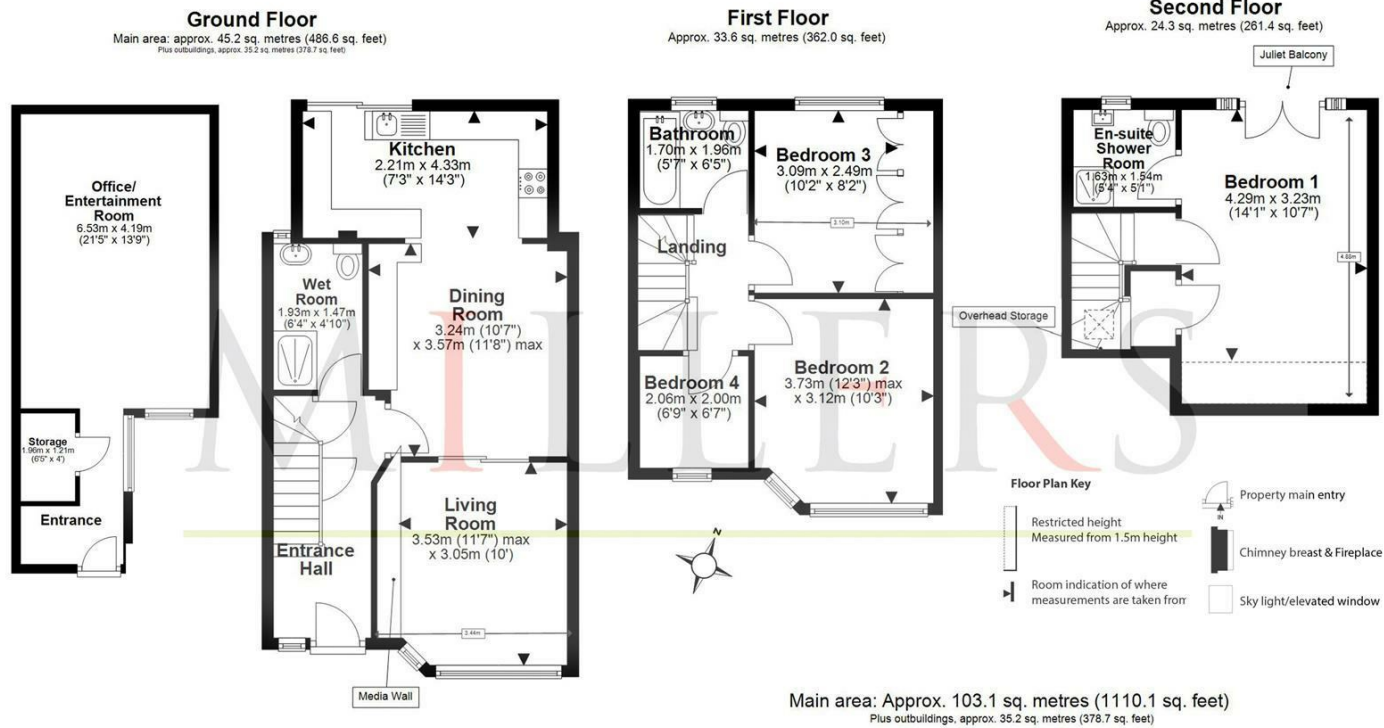
5'4" x 4'1" (1.63m x 1.24m)

## EXTERNAL AREA

### Rear Garden

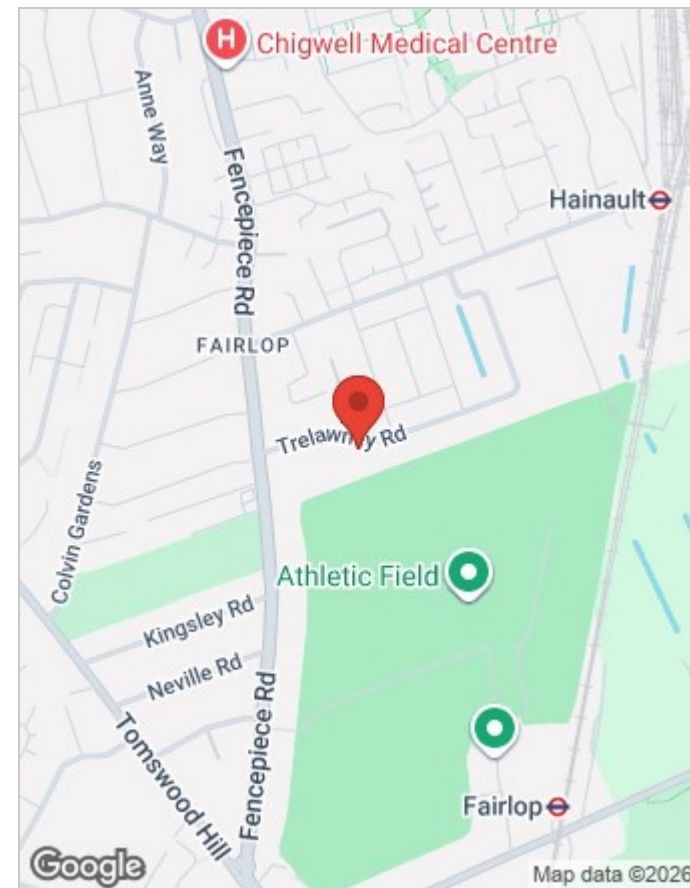
125'0 x 16'0 (38.10m x 4.88m)





Total area including outbuildings: approx. 138.3 sq metres (1488.8 sq feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage



## Viewing

Please contact our Millers Office on 01992 560555 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	