

A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976

24 Cleves Walk
Hainault, Essex IG6 2NQ
Price guide £650,000

24 Cleves Walk, Hainault, Essex IG6 2NQ

PRICE GUIDE £650,000 - £675,000. Situated within a highly sought-after residential turning, this exceptional Mock Tudor-style four-bedroom semi-detached family home has been thoughtfully extended and meticulously maintained throughout, offering over 1,800 sq. ft. of beautifully presented accommodation. The property boasts four generously proportioned bedrooms, three contemporary bathrooms, a stunning extended kitchen/family room ideal for modern living and entertaining, together with a separate utility room and spacious reception areas. Externally, the home benefits from off-street parking and a beautifully manicured rear garden featuring an impressive summer house, creating the perfect outdoor retreat. Ideally positioned for families, the property falls within close proximity of the highly regarded Fairlop Primary School and is conveniently located for Hainault Underground Station (Central Line), providing excellent transport links into Central London. A range of local shops, amenities, parks and leisure facilities are also within easy reach, making this a superb opportunity to acquire a substantial family home in one of IG6's most desirable locations.

STORM PORCH

Wall light point, UPVC door with obscure double glazed insert leading to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, double radiator, wood strip flooring, obscure leaded light style double glazed window to flank.

RECEPTION ONE 16'1 x 11'10 (4.90m x 3.61m)

Five light leaded light style double glazed bay with coloured leaded light style fanlights over, original obscure coloured leaded light window to flank, radiator, wood strip flooring, stone fireplace surround with gas fire, four wall light points.

SHOWER ROOM

Tiled walk in shower cubicle with glass door, mixer tap and hand held shower attachment, vanity unit with wash hand basin and mixer tap, close coupled wc, part tiled walls, tiled floor, Valiant boiler, extractor fan, spotlights to ceiling.

SECOND RECEPTION 13'1 x 10'2 (3.99m x 3.10m)

Wood strip flooring, fireplace surround, radiator, four wall light points open to:

KITCHEN EXTENSION 17'9 x 9'10 (5.41m x 3.00m)

Range of wall and base units, Quartz working surfaces, cupboards and drawers, five burner gas hob with extractor hood over, butler sink with mixer tap, tiled floor, spotlights to ceiling, vertical wall mounted radiator, three double glazed skylight windows, three light double glazed window, double glazed double doors with fixed sidelights leading to rear garden, open to:

UTILITY ROOM

Range of wall and base units, working surfaces, cupboards

and drawers, sink top unit with mixer tap, plumbing for dishwasher, washing machine and tumble dryer, tiled splashbacks, tiled floor, obscure double glazed window with fanlight over to flank.

FIRST FLOOR LANDING

Leaded light style obscure double glazed window to flank, airing cupboard, stairs to second floor, doors to:

BEDROOM ONE 13'1 x 11'2 (3.99m x 3.40m)

Four light leaded light style double glazed window with coloured leaded light style fanlights over, double radiator.

BEDROOM TWO 13'1 x 11'6 (3.99m x 3.51m)

Two light double glazed window with fanlights over, double radiator, wood strip flooring.

BEDROOM THREE 12'2 x 6'11 (3.71m x 2.11m)

Leaded light style double glazed oriel bay with coloured leaded light style fanlights over, wood strip flooring, double radiator, coved cornice.

FAMILY BATHROOM 7'10 x 5'11 (2.39m x 1.80m)

Panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, spotlights to ceiling, two obscure double glazed windows.

SECOND FLOOR LANDING

Obscure double glazed window to flank.

BEDROOM FOUR/LOFT ROOM 19 x 12'6 (5.79m x 3.81m)

Three light double glazed window with fanlights over, double radiator, spotlights to ceiling, wood strip flooring, eaves storage.

ENSUITE SHOWER ROOM 6'7 x 5'11 (2.01m x 1.80m)

Glass enclosed walk-in shower cubicle with electric power shower, low level wc with inbuilt bidet, pedestal wash hand basin, tiled walls, heated towel rail, spotlights to ceiling, extractor fan, obscure double glazed window with fanlight over.

REAR GARDEN

approx 60 ft - Patio area, lawn area, mature tree and shrub borders, pond, paved pathway leading to rear. Storage shed on hardstanding. Two wall light points, outside light, outside power.

SUMMER HOUSE/LOG CABIN 14'5 x 11'6 (4.39m x 3.51m)

Power and lighting, Currently used as storage. Wooden double doors with glazed insert, barn style wooden windows.

FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Mature flower bed, pedestrian side access.

COUNCIL TAX

London Borough of Redbridge - Band D

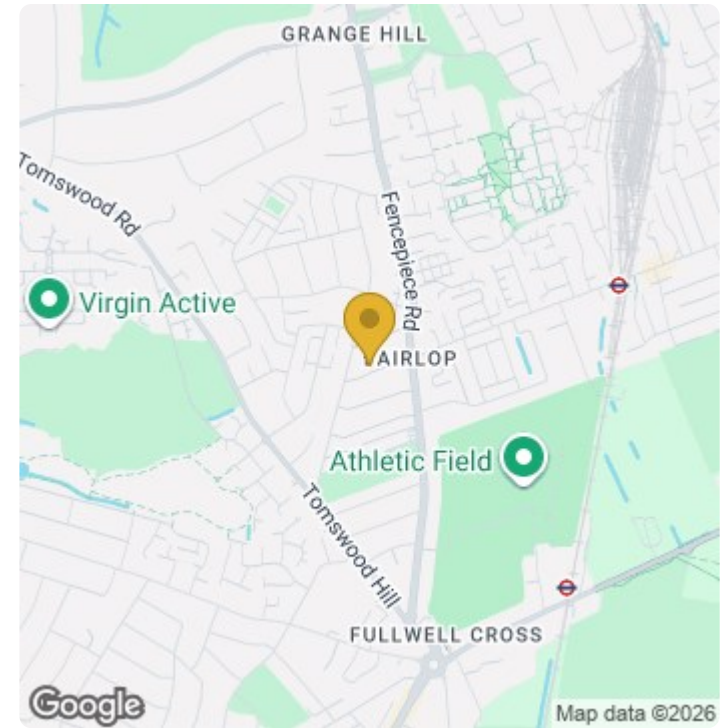
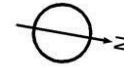
AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



Cleves Walk IG6

Approx. Gross Internal Area 1497 Sq Ft - 139.07 Sq M
 Approx. Gross Garden Room Area 169 Sq Ft - 15.70 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 10/6/2026



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976