

18 Reservoir Way

Hainault, Essex IG6 3FD

Price £540,000

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Arbon & Miller are delighted to offer this modern four bedroom semi-detached town house on Reservoir Way, Hainault, offered to the market chain free. Arranged over three floors and extending to approximately 1,447 sq ft, the ground floor has an entrance hall, a separate reception room, a guest cloakroom and an impressive 18'4 x 14'9 open-plan kitchen/dining room with doors opening onto the rear garden. The first floor has two generous double bedrooms and a family bathroom, while the second floor adds two further double bedrooms and a shower room. Outside, the rear garden extends to approximately 39', and the property benefits from the remainder of its new-build warranty. The house sits in a popular modern development within easy reach of Hainault Central Line station, with Grange Hill and Fairlop stations also nearby and the A12 and M11 close at hand for road links into London and out to Essex. Families are well served by local schools, including Coppice Primary, John Bramston Primary, Manford Primary and Forest Academy, with Chigwell School a short drive away. Local shops, a pharmacy and GP surgeries are a few minutes' walk, Tesco and the amenities of Manford Way and Barkingside High Street are close by, and Hainault Forest Country Park offers acres of open space on the doorstep. Early viewing is highly recommended.

ENTRANCE HALL
Composite entrance door with obscure glazed insert and obscure glazed fixed sidelight, stairs to first floor with cupboard under, wood strip flooring, doors to reception and cloakroom, open to kitchen/diner

RECEPTION ROOM 9'2 x 7'10 (2.79m x 2.39m)
Two light double glazed window, wood strip flooring, double radiator.

CLOAKROOM
Low level wc, pedestal wash hand basin with mixer and tiled splashback, tiled floor, extractor fan.

FEATURE KITCHEN/DINER 18'4 x 14'9 to extremes (5.59m x 4.50m to extremes)
Feature range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with canopy extractor hood over, built-in oven, integrated microwave, recess for fridge/freezer, integrated washing machine and dishwasher, sink top unit with mixer tap and water filter tap, cupboard housing boiler, double glazed window to rear, further double glazed two light window to rear, double glazed door with fixed sidelight leading to rear garden, inset spotlights to ceiling, part tiled floor, part wood strip flooring,

FIRST FLOOR LANDING
Wood strip flooring, stairs to second floor, doors to:

BEDROOM ONE 14'9 x 12'2 (4.50m x 3.71m)
Two two light double glazed windows, double radiator, wood strip flooring.

BEDROOM TWO 14'9 x 12'2 (4.50m x 3.71m)
Two two light double glazed windows, double radiator, range of fitted wardrobes to one wall with inset dressing table, wood strip flooring.

BATHROOM 7'3 x 6'11 (2.21m x 2.11m)
Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, mirror fronted bathroom cabinet, close coupled wc, tiled walls, tiled floor, obscure double glazed window.

SECOND FLOOR LANDING
Storage cupboard, doors to:

BEDROOM THREE 14'9 x 12'6 (4.50m x 3.81m)
Two two light double glazed windows, double radiator, range of fitted wardrobes to one wall, wood strip style flooring.

BEDROOM FOUR 14'9 x 9'10 (4.50m x 3.00m)
Two two light double glazed windows, double radiator, wood strip flooring.

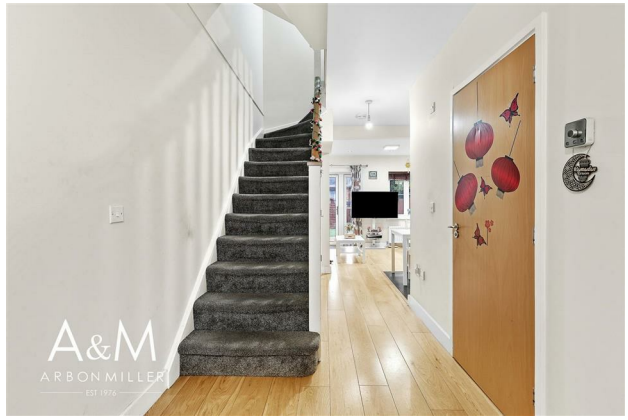
SHOWER ROOM 9'2 x 7'3 (2.79m x 2.21m)
Walk-in shower cubicle with screen, shower unit and separate hand held shower attachment, pedestal wash hand basin, close coupled wc, obscure double glazed window, tiled walls, tiled floor.

REAR GARDEN
Paved patio area, outside lighting, paved pathway leading to rear, remainder laid to artificial grass, wooden shed on hardstanding, gated side access.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING for two cars.

COUNCIL TAX
London Borough of Redbridge - Band E

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.





Reservoir Way IG6

Approx. Gross Internal Area 1447 Sq Ft - 134.42 Sq M







Certified Property Measurer

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: 5/11/2026

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	


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