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74 Clinton Crescent  
Hainault, Essex IG6 3AW  
Price guide £425,000

## 74 Clinton Crescent, Hainault, Essex IG6 3AW

\*\*\* CHAIN FREE \*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*A fantastic opportunity to acquire this two-bedroom semi-detached bungalow on Clinton Crescent, IG6, offering excellent potential for modernisation or further development (STPP). The property benefits from an attached carport, off-street parking, and a generous rear garden, providing ample scope to enhance or extend. Ideally located close to well-regarded schools and within easy reach of Hainault Underground Station, this home is perfectly suited to buyers seeking a project in a desirable, well-connected area.

### ENTRANCE HALL

Wooden entrance door, picture rail, radiator and doors to:

### RECEPTION ROOM 15'1 into bay x 12'6 (4.60m into bay x 3.81m)

Five light double glazed bay with colored double glazed fan lights over. Electric fireplace with tile surround, picture rail, radiator.

### DINING ROOM 12'2 x 9 (3.71m x 2.74m)

Radiator, picture rail, leaded light style double glazed door with double glazed leaded light fixed side and fan lights, sliding door to:

### KITCHEN 7'9 x 6'1 (2.36m x 1.85m)

Wall and base units, Stainless steel sink top unit, wall mounted boiler, pat tiled walls, space for oven/hob, extractor fan, two light obscure window to flank and glazed door with side and fan light to rear addition.

### REAR ADDITION 7'7 x 6' (2.31m x 1.83m)

Multiple double glazed windows with fan lights, plumbing for washing machine,

double glazed door with fixed side light leading to rear garden.

### BEDROOM ONE 12'6 x 11'10 (3.81m x 3.61m)

Three light leaded light double glazed window with obscure glazed fan lights over. picture rail and radiator

### BEDROOM TWO 9'2 x 9 (2.79m x 2.74m)

Two light double glazed window with coloured double glazed leaded light fans lights over, picture rail and radiator

### BATHROOM 7'6 x 5'10 (2.29m x 1.78m)

Panel enclosed bath, electric shower over, wash hand basin, low level w/c, airing cupboard housing hot water tank, part tiled walls, electric wall heater and obscure double glazed window.

### REAR GARDEN

Patio area, remainder laid to lawn with matrue tree and shrub borders and timber shed on hardstand, outside light, outside tap, rear pedestrian access to car port.

### FRONT GARDEN

Driveway for multiple vehicles, remainder paved with mature shrub borders, double doors leading to covered car port.

### 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.

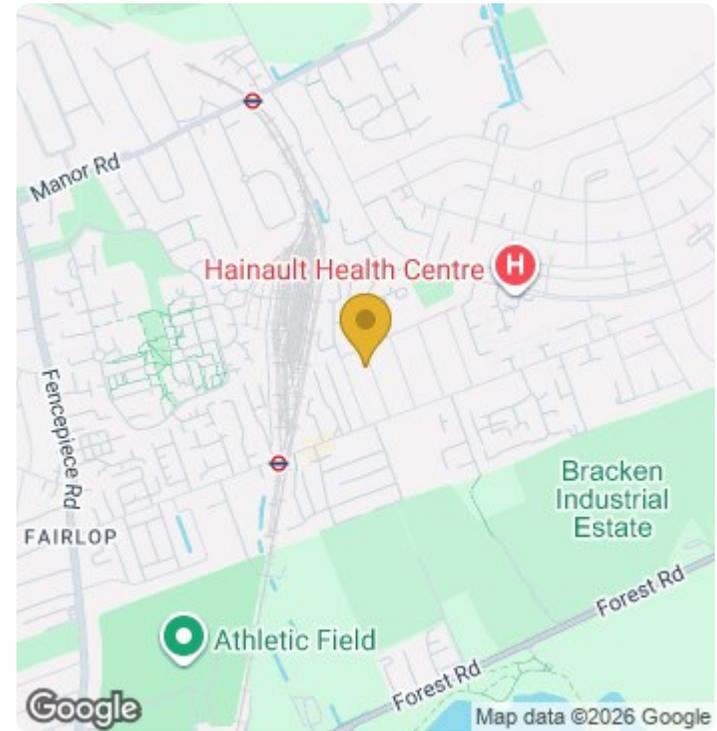


GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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