

**17 Hazelbrouck  
Gardens, Ilford,  
IG6 2XN**



**Guide Price  
£475,000 - £525,000**



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## KEY FEATURES

3-BED TERRACED HOUSE

CHAIN FREE

OFF STREET PARKING AT THE FRONT

EXTREMELY LARGE REAR GARDEN

A FEW MINUTES' WALK TO HAINAULT

CENTRAL LINE STATION

POTENTIAL TO EXTEND (STPP)

CLOSE TO LOCAL AMENITIES

THROUGH LOUNGE

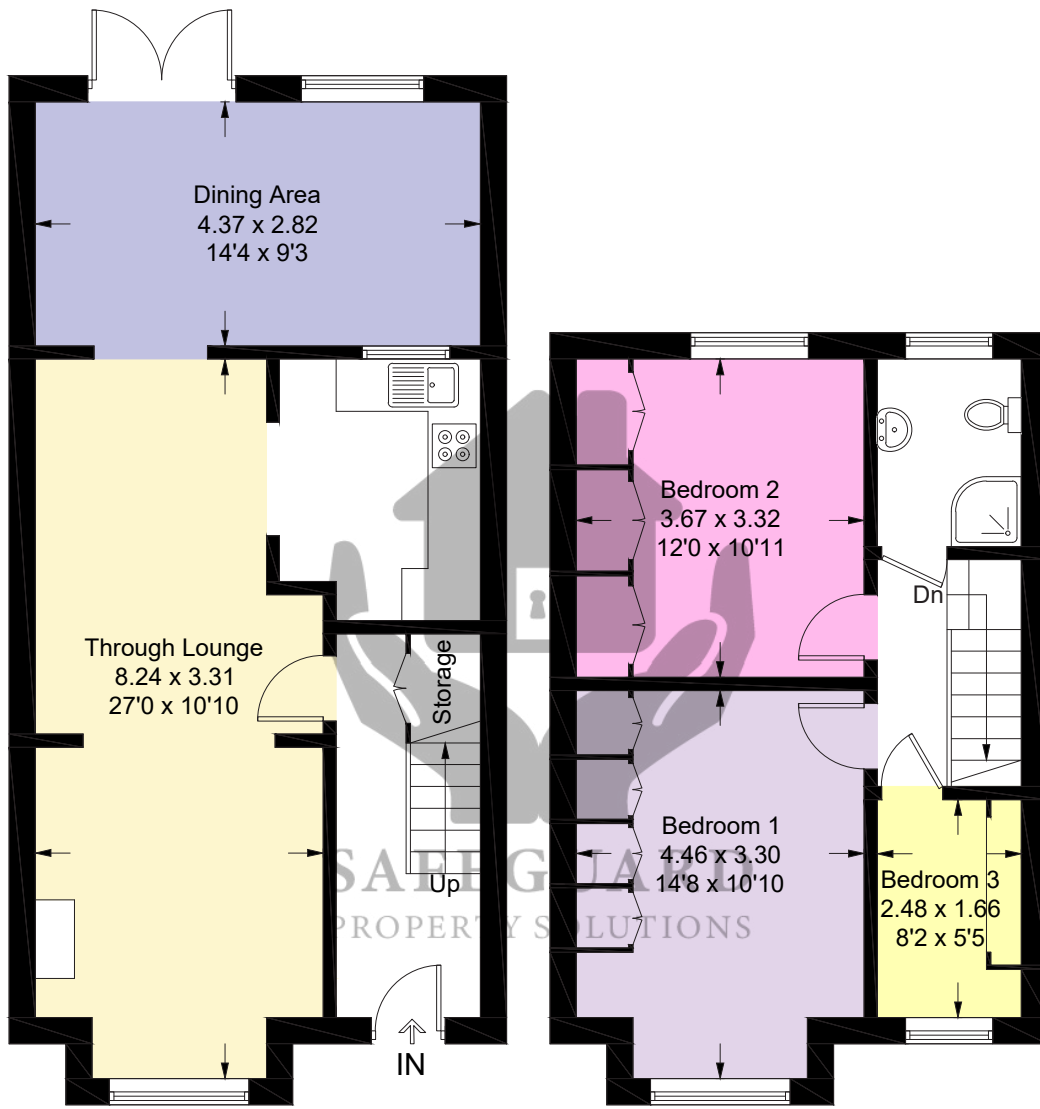


*Located in desirable Hazelbrouck Gardens, this three-bedroom extended property has the potential to become a splendid and spacious family home. With the added benefit of having NO ONWARD CHAIN and able to complete quickly.*

*On the ground floor the house offers a large through lounge with open plan interconnecting kitchen and dining areas making it perfect for entertaining and on the first floor there are three bedrooms and a family bathroom. Externally the property offers a paved front driveway and an extremely large rear garden measuring in excess of 45m.*

*Hazelbrouck Gardens is perfect for commuters with good bus links and being located just few minutes' walk from Hainault Central Line Station, which offers direct access to Stratford within 20 minutes and Liverpool Street within 30 minutes. The property is within close proximity of Barkingside High Street with its wide variety of shops, restaurants, cafes and local amenities including the swimming pool and library yet has an abundance of open spaces on its doorstep, such as Hainault Forest Country Park and Fairlop Waters. The perfect mix of urban and rural, this is an opportunity not to be missed.*

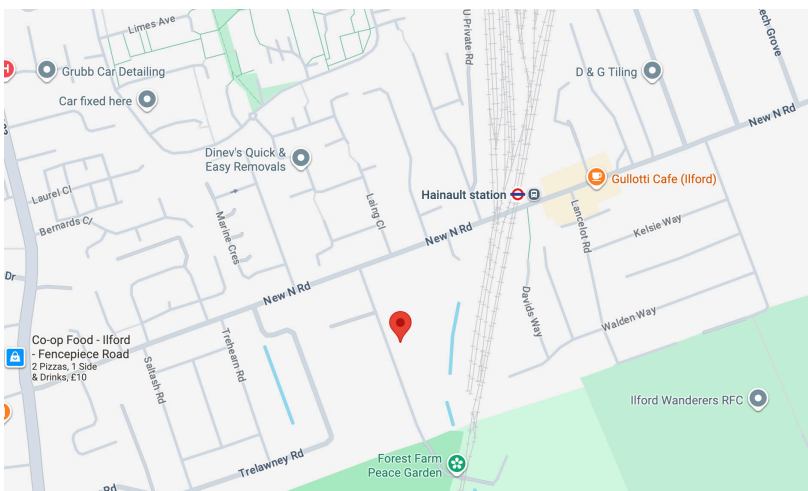
Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302985)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



*The information provided in these particulars is for guidance only and should not be relied upon. These particulars do not form part of the contract. Any services, appliances and heating systems have not been checked or tested and no planning permissions or building regulations have been verified.*



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