



38 Andrew Close, Hainault

Hainault

BOWDEN  
BRADLEY



## 38 Andrew Close

Hainault

Council Tax band: D

Tenure: Freehold

- Guide Price £550,000 - £600,000
- Beautifully Presented Four-Bedroom Family Home
- Immaculately Maintained and Ready to Move Into
- Contemporary Fully Fitted Kitchen
- Spacious Rear Extension Providing Additional Living Space
- Two Modern Bathrooms
- Versatile Detached Garden Studio – Ideal for a Home Office, Gym or Entertainment Space
- Within a Short Walk of Hainault Station (Central Line)
- Conveniently Located Close to Local Shops, Schools and Everyday Amenities





**Living Room**

15' 1" x 14' 7" (4.60m x 4.45m)

**Kitchen**

9' 5" x 14' 7" (2.87m x 4.45m)

**Dining Room**

11' 1" x 14' 8" (3.38m x 4.47m)

**Shower Room**

2' 6" x 7' 7" (0.76m x 2.31m)

**Bedroom**

14' 8" x 7' 7" (4.47m x 2.31m)

**Bedroom**

8' 9" x 7' 7" (2.67m x 2.31m)

**Bedroom**

11' 10" x 9' 7" (3.61m x 2.92m)

**Bedroom**

9' 5" x 9' 7" (2.86m x 2.92m)

**Bathroom**

5' 9" x 6' 8" (1.75m x 2.03m)

  
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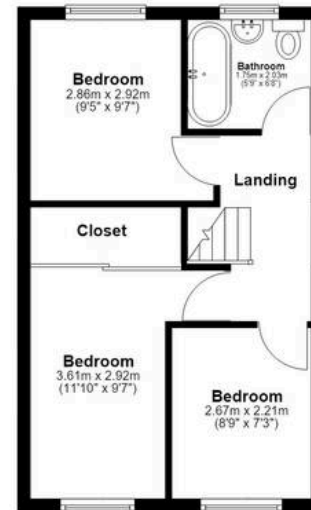
  
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**Ground Floor**  
Approx. 88.8 sq. metres (956.2 sq. feet)



**First Floor**  
Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 122.3 sq. metres (1316.8 sq. feet)



## Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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