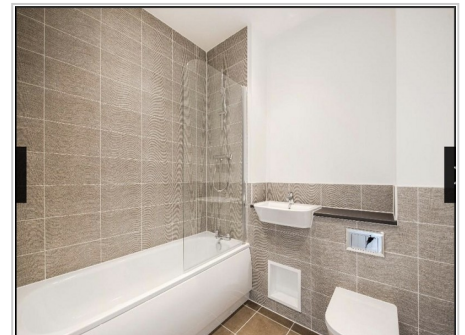


Hughes Road,
Hainault IG6 2FP

3,400 Monthly *



- Contemporary Designed Kitchen Diner
- All Integrated Appliances Included
- Separate Living Room
- Guest WC
- 5 Generous Size Bedrooms
- 1st Floor Family Bathroom
- 2 x En Suite Shower Room WC
- Juliet Balcony to Main Bedroom
- Less Than 5 Minutes to Station

Ref: PRA10726

Viewing Instructions: Strictly By Appointment Only

General Description

STUNNING 5 BED 3 BATH EXECUTIVE TOWN HOUSE: With less than a 5 minute walk to Hainault station this contemporary designed house offers ample space with a convenient location CALL NOW

Accommodation

Hallway

Living Room (15' 9" x 12' 6") or (4.80m x 3.80m)

Impressive Kitchen/Diner (15' 9" x 10' 2") or (4.80m x 3.10m)

Guest WC (6' 11" x 4' 11") or (2.10m x 1.50m)

First Floor Accommodation

Bedroom 1 (15' 9" x 9' 10") or (4.80m x 3.00m)

Bedroom 2 (15' 1" x 6' 11") or (4.60m x 2.10m)

Bedroom 3 (11' 6" x 8' 10") or (3.50m x 2.70m)

Family Bathroom Wc (7' 3" x 6' 11") or (2.20m x 2.10m)

Second Floor Accommodation

Bedroom 4 (15' 9" x 11' 6") or (4.80m x 3.50m)

En-Suite Shower Room WC (7' 10" x 7' 3") or (2.40m x 2.20m)

Bedroom 5 (12' 10" x 10' 2") or (3.90m x 3.10m)

En-Suite Shower Room WC (7' 10" x 7' 3") or (2.40m x 2.20m)

Private Rear Garden

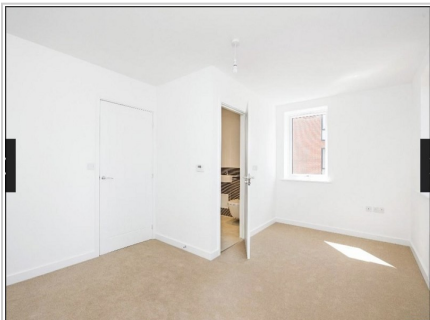
Allocated Parking

Services

EPC Rating:89

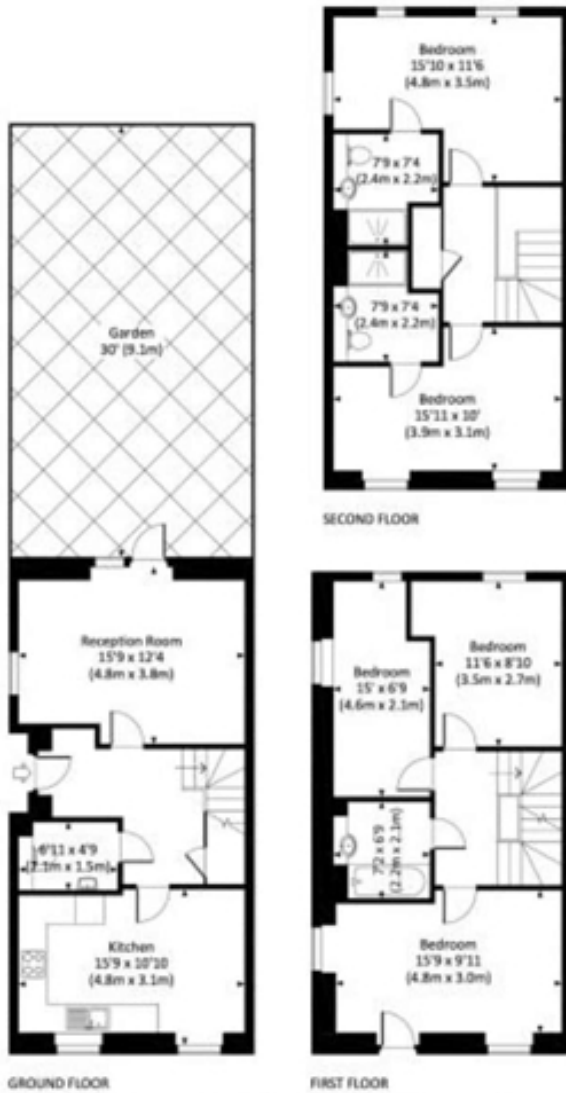
Council Tax

Band Not Specified



HUGHES ROAD, IG6

Approx. gross internal area
1504 Sq Ft. / 139.7 Sq M.



All measurements have been made in accordance with BS3 Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Drawing Control Design shall not be liable for any reliance on these measurements. © 2018 www.drawingcontrol.com 020 7018 8000

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.