



BOWDEN
BRADLEY



34 Davids Way
, Hainault, IG6 3BQ

Guide price £280,000



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In the desirable area of Hainault, this charming two-bedroom ground floor flat on Davids Way presents an excellent opportunity for first-time buyers. With a share of the freehold, this property offers both security and a sense of ownership that is often sought after in today's market.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The modern kitchen is well-equipped, making it a joy to prepare meals, while the contemporary bathroom ensures comfort and convenience. Both bedrooms are generously sized, offering ample space for rest and personalisation.

One of the standout features of this flat is the secure allocated parking space, a rare find in urban living, providing peace of mind for residents with vehicles. Additionally, the property boasts direct access to communal gardens, allowing for a tranquil outdoor space to unwind or enjoy a leisurely stroll.

Conveniently located, this flat is just a short distance from Hainault Station, making commuting to central London a breeze. Local shops are also within easy reach, catering to your everyday needs and enhancing the overall appeal of the location.

This property is not just a flat; it is a wonderful opportunity to establish a home in a vibrant community. With its modern amenities and prime location, it is sure to attract those looking to make their first step onto the property ladder. Don't miss the chance to view this delightful flat and envision your future in Hainault.

Lease remaining: 995 years
Annual Service charge: £1800
Ground rent: 0

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Living Room

11'3" x 18'11" (3.45 x 5.79)

Kitchen

6'0" x 11'6" (1.83 x 3.53)

Bathroom

6'0" x 7'1" (1.83 x 2.16)

Bedroom

8'11" x 12'11" (2.74 x 3.94)

Bedroom

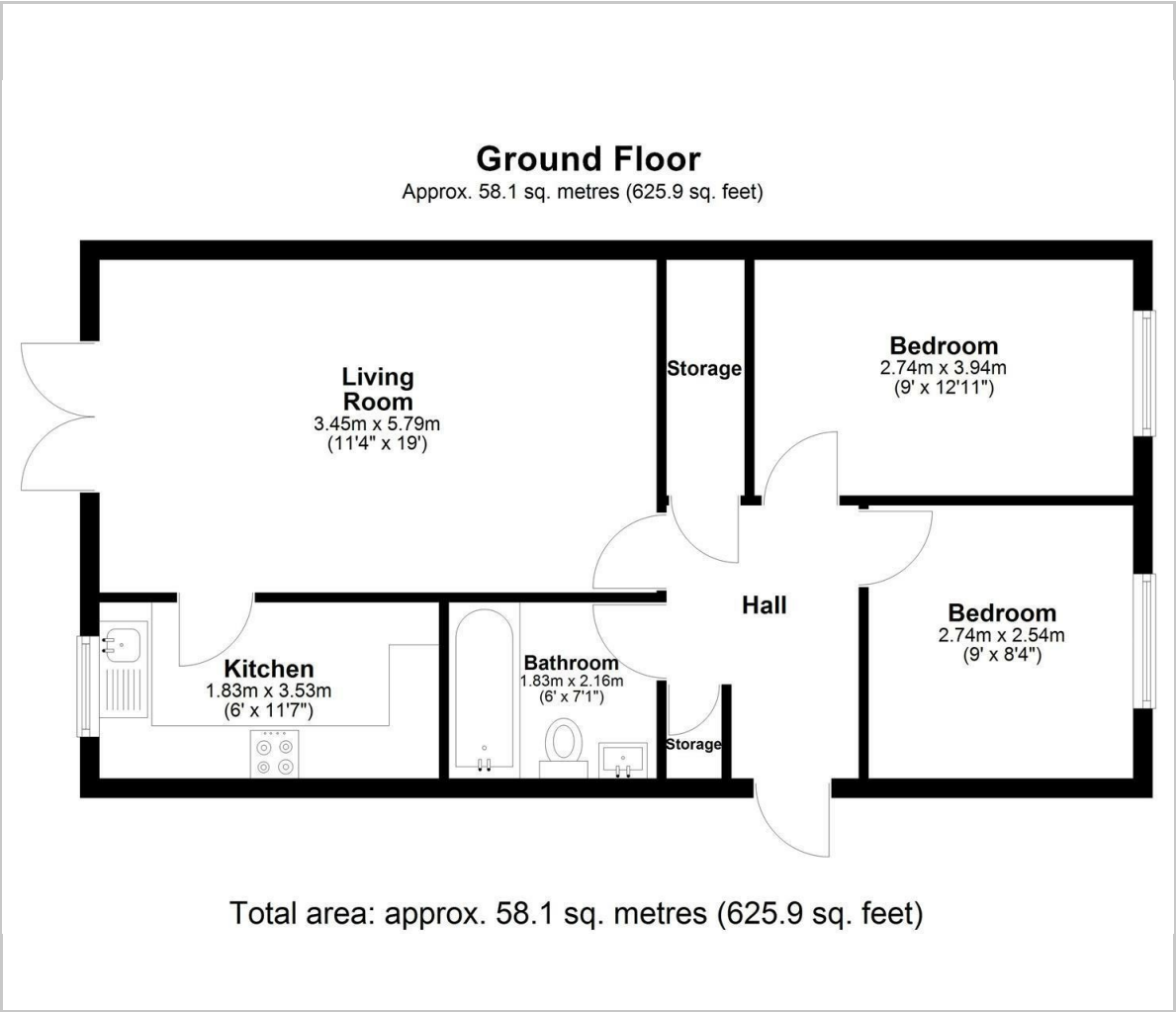
8'11" x 8'3" (2.74 x 2.54)

Garden





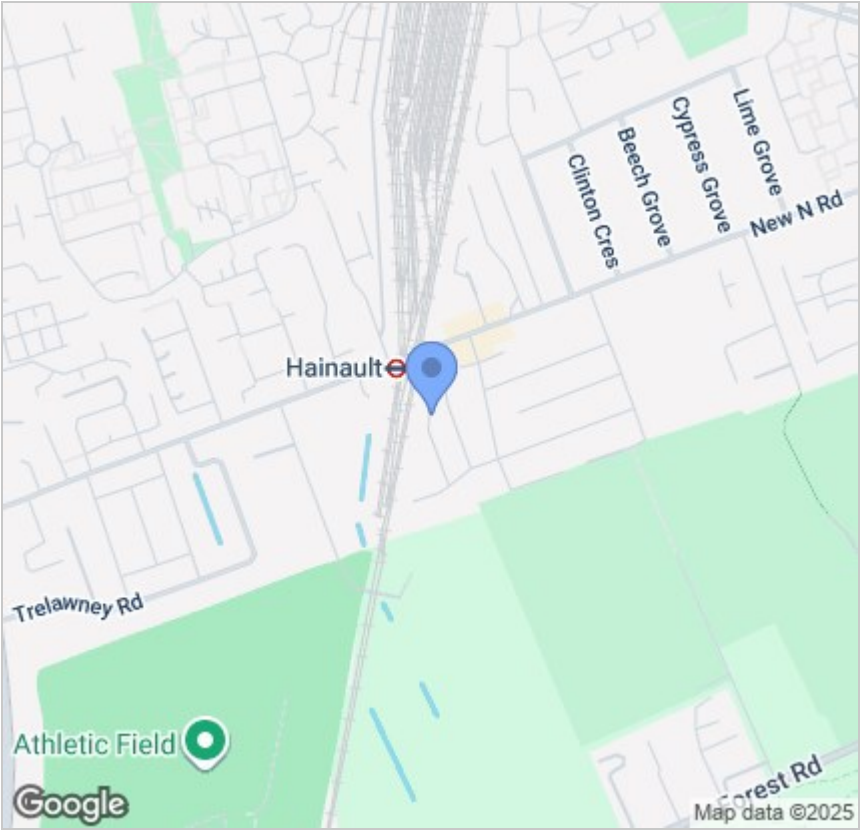
Floor Plan



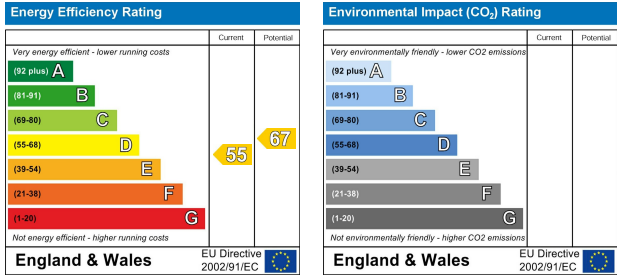
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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