



BOWDEN  
BRADLEY



35 Vincent Close

, Hainault, IG6 2SZ

Guide price £325,000



## 35 Vincent Close

, Hainault, IG6 2SZ

Welcome to this charming two-bedroom first-floor maisonette located on Vincent Close in Hainault. This property is immaculately presented and offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped and designed to meet all your culinary needs, ensuring that cooking is a pleasure rather than a chore.

The maisonette features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is tastefully appointed, offering a serene space to unwind after a long day. One of the standout features of this property is the private garden, which offers a delightful outdoor space for gardening, barbecues, or simply enjoying the fresh air.

With a long lease and low annual costs, this property presents an excellent investment opportunity. Its location is particularly advantageous, with Hainault Station just a short distance away, providing easy access to central London and beyond. Additionally, families will appreciate the good schools in close proximity, making this an ideal home for those with children.

In summary, this two-bedroom maisonette on Vincent Close is a wonderful opportunity for anyone looking to enter the property market. With its modern amenities, private garden, and convenient location, it is sure to attract interest. Do not miss the chance to make this delightful home your own.

Lease remaining: 931 years  
Service charge: £0  
Ground rent: £12.60

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  
10'9" x 16'4" (3.28 x 5)

Kitchen  
10'7" x 7'6" (3.25 x 2.31)

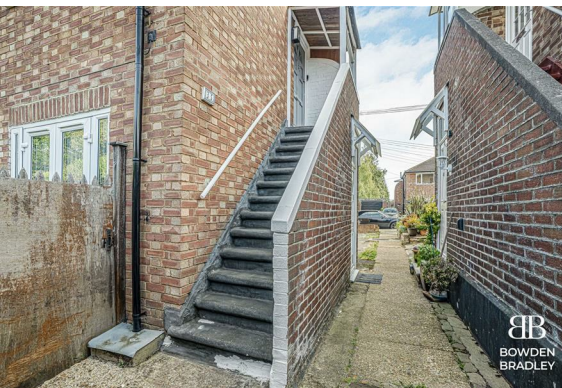
Bedroom  
10'9" x 12'4" (3.28 x 3.76)

Bedroom  
10'4" x 8'5" (3.15 x 2.59)

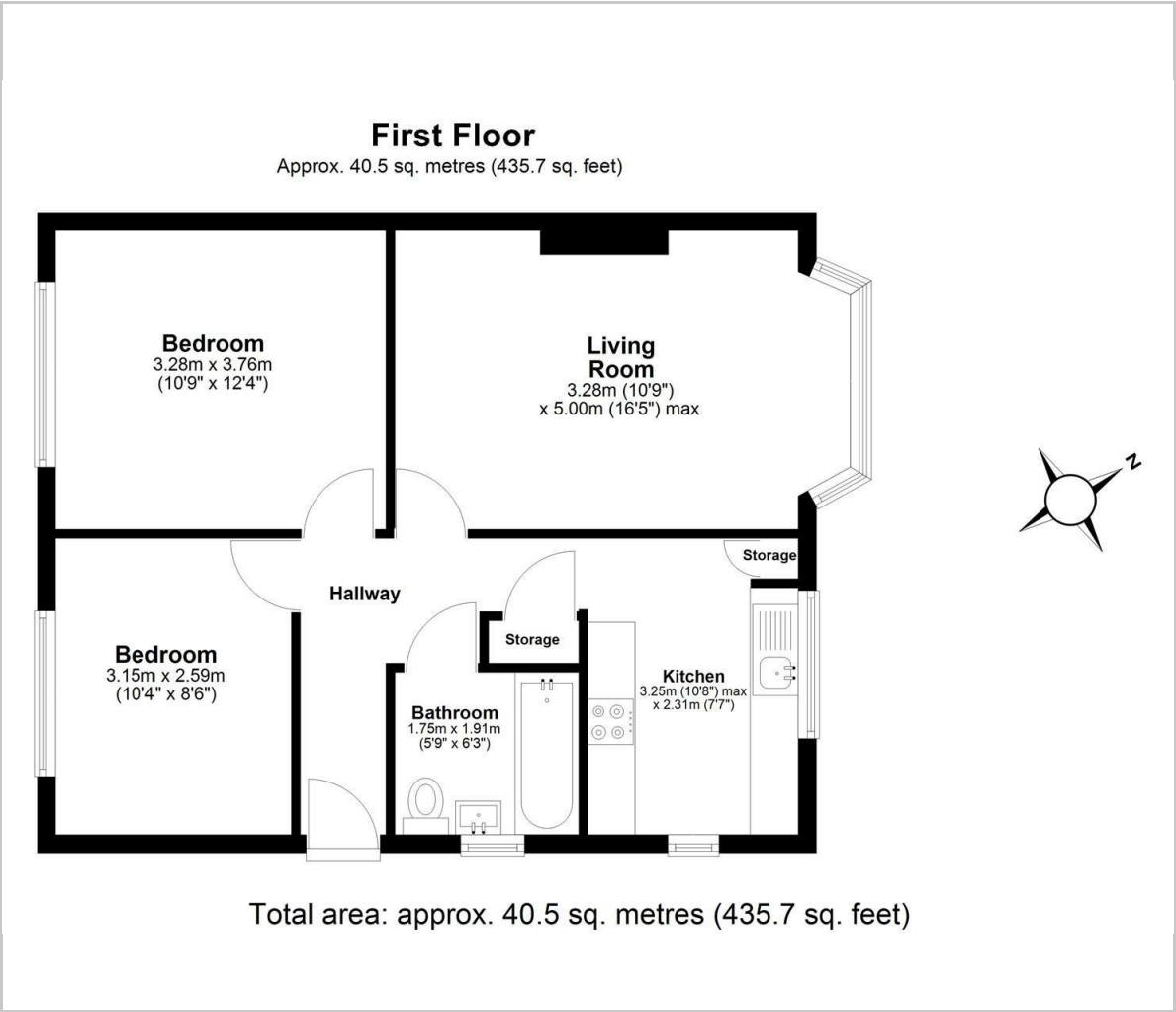
Bathroom  
5'8" x 6'3" (1.75 x 1.91)

Garden





Floor Plan



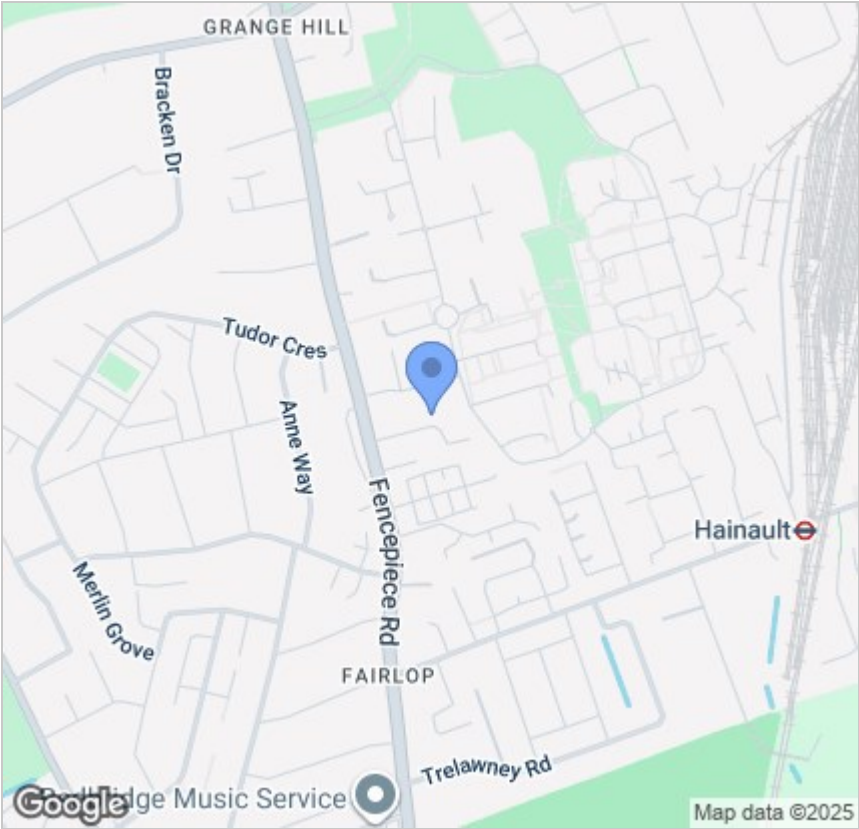
Viewing

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.

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.

Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX  
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk

Area Map



Energy Efficiency Graph

