



BOWDEN  
BRADLEY



22 Maple Close  
, Hainault, IG6 3JB

Guide price £400,000



## 22 Maple Close

, Hainault, IG6 3JB

Nestled in the tranquil cul-de-sac of Maple Close, Hainault, this charming mid-terrace house offers a delightful living experience. Built in 2000, the home is presented in excellent condition, making it an ideal choice for first-time buyers or those seeking a comfortable home.

The house features a well-proportioned reception room, perfect for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the off-road parking available at the front, providing a practical solution for those with vehicles. The low-maintenance rear garden offers a peaceful outdoor space, ideal for enjoying sunny days or hosting barbecues with friends and family.

Situated close to Hainault station, this home benefits from excellent transport links, making commuting to London and surrounding areas both convenient and efficient. The quiet surroundings of Maple Close enhance the appeal, offering a serene environment while still being within easy reach of local amenities.

In summary, this two-bedroom house on Maple Close is a wonderful opportunity for anyone looking for a modern, well-maintained home in a peaceful location. With its desirable features and proximity to transport links, it is sure to attract interest from a variety of buyers.



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Hallway

Kitchen  
10'7 x 6'9 (3.23m x 2.06m )

Living Room  
17'2 x 13'1 (5.23m x 3.99m )

Landing

Bedroom  
9'10 x 9'7 (3.00m x 2.92m )

Bedroom  
13'1 x 9'0 (3.99m x 2.74m )

Bathroom

Garden

Driveway



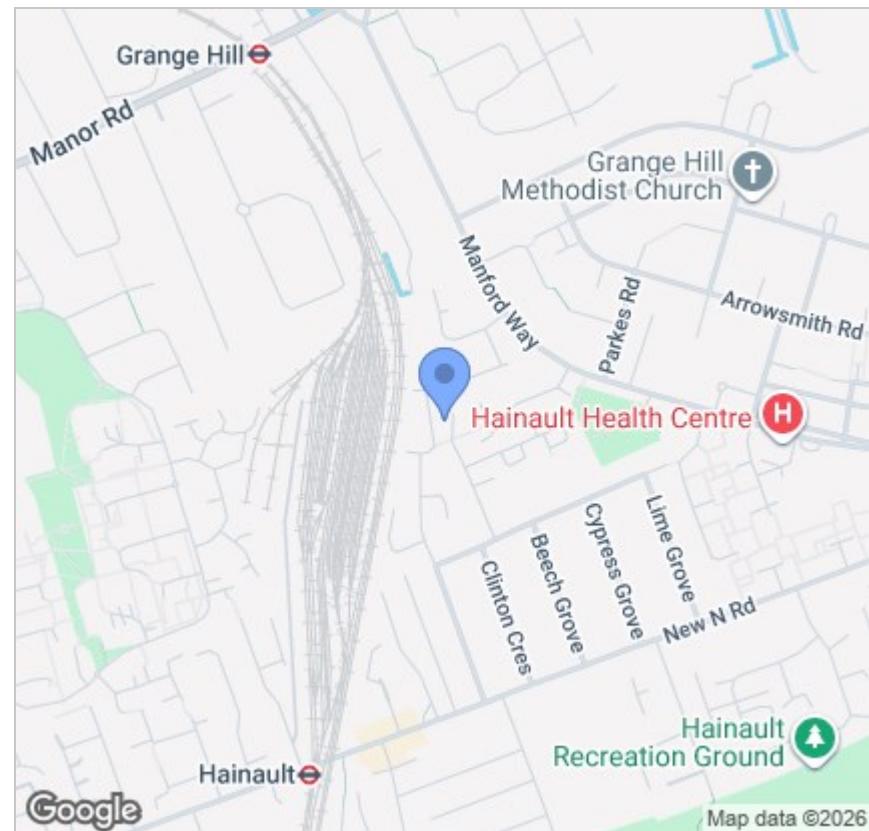
## Floor Plan



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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