Trafford Close, London, IG6

BUTLER & STAG

PRICE GUIDE £425,000 - £450,000
Providing huge scope to add value through re-development, is this two storey, End of terrace, three-bedroom house. Forming part of this charming residential enclave, the property suits those looking to implement their own ideas and tastes to make the perfect family home.

Freehold

- End-of-Terrace House
- Allocated Off Street Parking
- Due South Facing Garden
- Quiet Residential turning
- Planning Permission Granted For Double Storey Rear Extension
- Three Bedrooms
- Hainult Station within Walking Distance
- Fairlop Waters Country Park Close By

Situated on this quiet cul-de-sac is this handsome freehold house. Comprising a spacious living room that is full width of the property which boasts large sliding doors that allows access and a visual connection to the south facing garden. Completing the down stairs is a separate modern kitchen and useful under-stair storage. Ascending to the first floor there is a family-sized bathroom as well as three well proportioned bedrooms.
The property is located within easy reach of Fairlop Waters Country Park here are accessible pathways for all to enjoy a walk through the country park year round, as well as a network of natural routes allowing you to get closer to the wildlife. The large lake provides a location for watersports such as sailing, rowing and windsurfing. There is also a large function hall/meeting room, bar and restaurant and a small function room for hire. Fairlop Waters Country Park is also an approved premise, licensed to hold weddings and civil ceremonies. For those adventurous visitors, we have the Climbing facility suitable for all ages, the largest boulder park in the UK as well as a large natural play area for younger visitors. Come and try out the UK's largest boulder park located beside the lake at Fairlop Waters Country Park. The Boulder Park consists of 9 individual boulders which are constructed of sprayed and carved concrete and vary in heights and shapes to cater for all standards, from novice to expert. They are all designed for solo climbing and are a great place to practice bouldering and traversing skills.

As well as fantastic local amenities Trafford close is located only a walk away from Hainault station allowing you swift access into the city.

*LEASE LENGTH - years
*SERVICE CHARGE -£ PA
*GROUND RENT - £ PA
* GROUND RENT REVIEW -
*COUNCIL TAX - BAND

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Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M

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Ground Floor

Floor Area 389 Sq Ft - 36.14 Sq M

First Floor

Floor Area 389 Sq Ft - 36.14 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/4/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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