



BOWDEN  
BRADLEY



26 Walden Way  
, Hainault, IG6 3BH

Asking price £325,000



## 26 Walden Way

, Hainault, IG6 3BH

Nestled in the desirable area of Hainault, this charming two-bedroom ground floor maisonette on Walden Way offers a perfect blend of comfort and convenience. With direct access to a private garden, this property is ideal for those who appreciate outdoor space, whether for relaxation or entertaining.

The maisonette features two generously sized bedrooms, providing ample room for both rest and study. The well-appointed reception room serves as a welcoming space for family gatherings or quiet evenings in. The property also includes a modern bathroom, ensuring all your essential needs are met.

Situated just 0.2 miles from Hainault Station, commuting to central London is a breeze, making this home particularly appealing for first-time buyers or those seeking a convenient lifestyle. The local area boasts a variety of shops and amenities, ensuring that everything you need is within easy reach.

With a long lease and no service charge, this property presents an excellent opportunity for those looking to invest in their first home without the burden of additional fees. This maisonette is not just a place to live; it is a chance to create a home in a sought-after location. Don't miss the opportunity to view this delightful property and envision your future in Hainault.

Lease Remaining: 931

Service Charge: 0

Annual Ground Rent: £8

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





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Hallway

Bedroom  
14'0" x 8'11" (4.29 x 2.74)

Bedroom  
10'5" x 9'0" (3.18 x 2.76)

Living Room  
15'8" x 10'0" (4.78 x 3.07)

Bathroom  
4'7" x 8'7" (1.42 x 2.62)

Kitchen  
7'1" x 11'1" (2.16 x 3.38)

Utility Room  
6'8" x 3'8" (2.05 x 1.14)

Garden

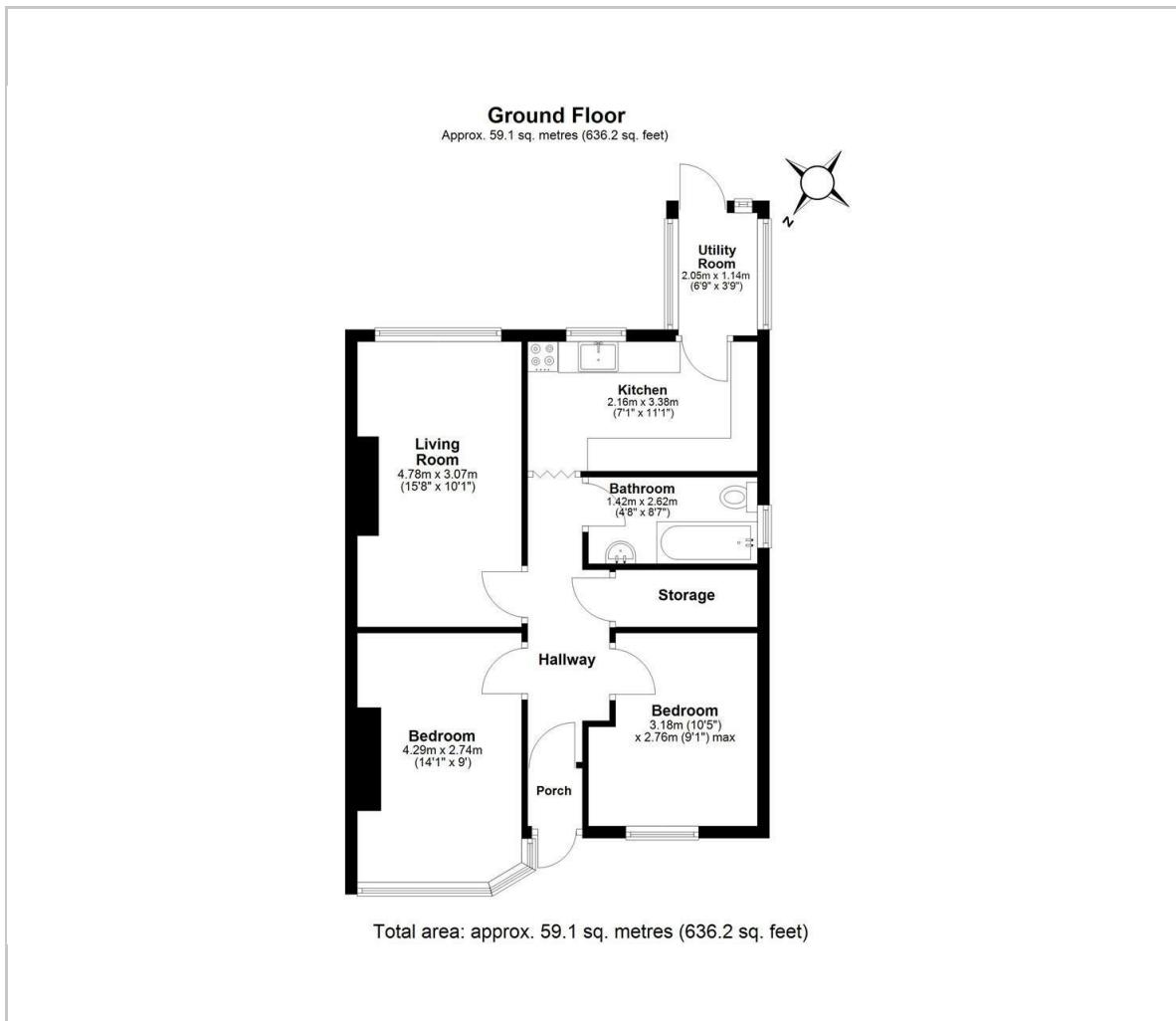


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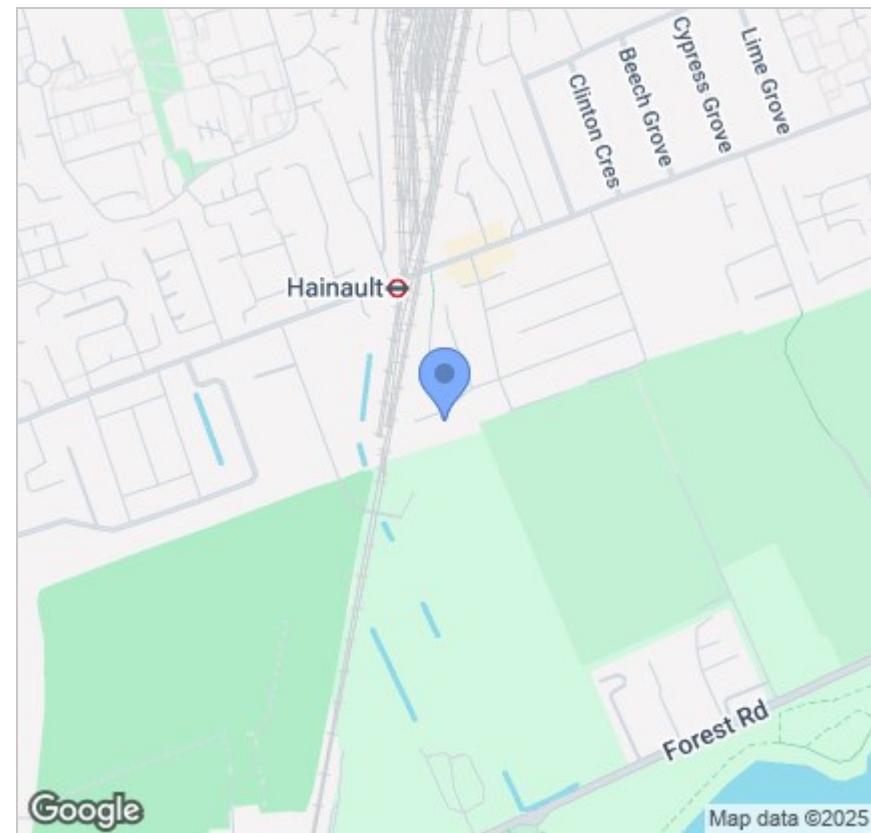


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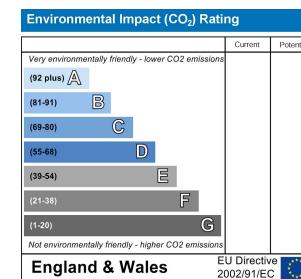
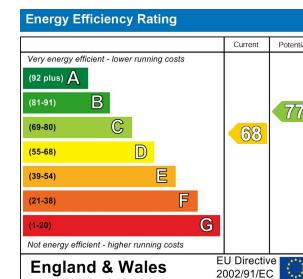
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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