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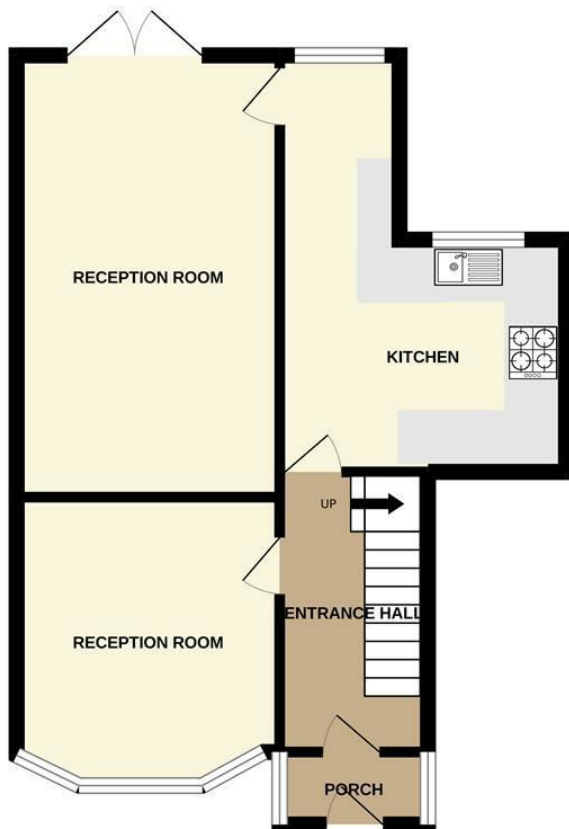
22 Maypole Crescent
Hainault, Essex IG6 2UH
£2,300 Per calendar month

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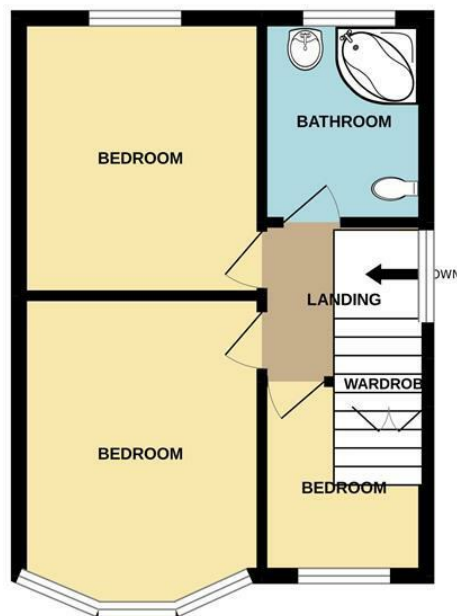
Arbon & Miller are privileged to offer this THREE bedroom TWO RECEPTION extended semi detached family home positioned immediately off of New North Road, with GARAGE and OFF STREET PARKING. The property is located within close proximity to Hainault central line station which offers direct access to Stratford within 20 minutes and Liverpool Street within 30 minutes. Maypole Crescent is also within a short walk to local shopping facilities and bus services. The ground floor offers two reception rooms, extended kitchen, entrance hall. To the first floor there are three well proportioned bedrooms and a family bathroom/wc. Delightful rear garden with GARAGE a selection of established trees and shrubs. We highly recommend an internal inspection to appreciate this property's many key features.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

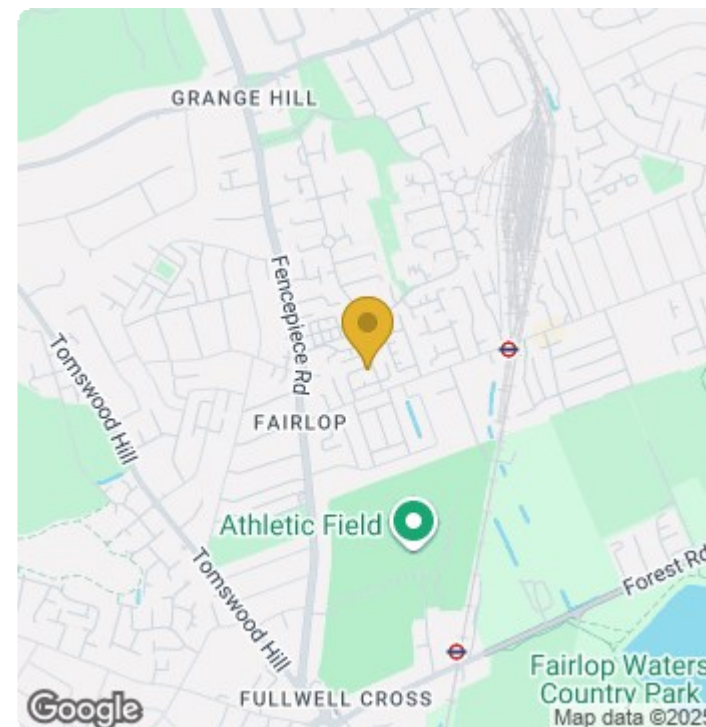


1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

