



Hoveton Way, Hainault, IG6 2GP

Offers In Excess Of £775,000

- Renovated to a High Standard
- Four Double Bedrooms
- Fantastic School Catchments
- Close to Clabury Park
- Two Reception Rooms
- Ensuite, Main Bathroom and Downstairs WC
- Stunning Open Planned Kitchen Diner
- Well Presented Front & Rear Garden

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Caplen Estates welcomes to the market this stylish four bedroom house, nestled in the desirable area of Hoveton Way, Hainault. Constructed in 2002, this residence benefits from contemporary design and amenities.

This impressive detached house offers a perfect blend of comfort and modern living. Set over 1,377 square feet, the property boasts four well-proportioned double bedrooms, as well as an ensuite, main bathroom and downstairs WC, making it an ideal family home. The layout is thoughtfully designed, featuring two spacious reception rooms that provide versatile spaces for relaxation, entertainment, or even a home office. The open plan kitchen/diner is modern and fully equipped with a range of fitted units and built in appliances, also offering access to a utility room.

Outside, the property offers parking for three vehicles, a well presented front and rear garden, perfect for entertaining. Whether you are looking to settle down with your family or seeking a spacious abode with room to grow, this property is sure to meet your needs.

Do not miss the opportunity to make this delightful house your new home.



Council Tax Band: G



Living Room
5.92 x 3.57 (19'5" x 11'8")

Dining Room
3.80 x 2.76 (12'5" x 9'0")

Kitchen/Breakfast Room
4.32m x 4.11m (14'2" x 13'6")

Utility
2.46m x 1.65m (8'1" x 5'5")

Downstair WC

Hallway

Bedroom One
3.91 x 3.75 (12'9" x 12'3")

Ensuite
2.64m x 1.32m (8'8" x 4'4")

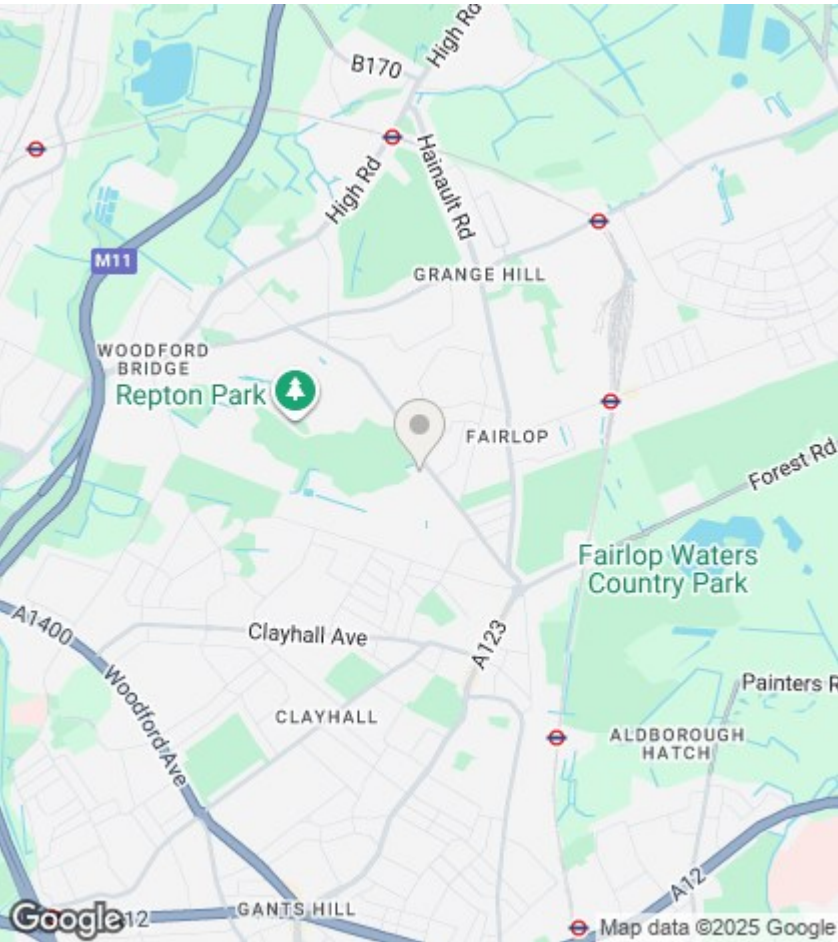
Bedroom Two
4.15 x 3.10 (13'7" x 10'2")

Bedroom Three
4.96 x 2.50 (16'3" x 8'2")

Bedroom Four
3.92 x 2.70 (12'10" x 8'10")

Main Bathroom
2.18m x 2.16m (7'2" x 7'1")

Garden
11.02 x 10.22 (36'1" x 33'6")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

C

Council Tax Band

G

Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.