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4 Trehearn Road  
Hainault, Essex IG6 2NN  
Price guide £500,000

## 4 Trehearn Road, Hainault, Essex IG6 2NN

Arbon & Miller are pleased to offer this EXTENDED three bedroom mid-terrace home situated on this popular residential turning immediately off both Trelawney Road & New North Road, within a short walk of local shopping facilities, bus services and Hainault Central Line Station offering direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. The property offers spacious living accommodation throughout with the ground floor comprises of 22ft10 Through Lounge, 13ft9 Extended Rear Reception and Kitchen. The first floor boasts three well-proportioned Bedrooms and Shower Room. Externally there is mature Rear Garden with a feature DOUBLE GARAGE located to rear. We highly recommend an internal inspection as interest is expected to be high.

**ENTRANCE PORCH 8'8 x 1'7 (2.64m x 0.48m)**

Sliding entrance door, further door to:

**ENTRANCE HALL 12'6 x 5'7 (3.81m x 1.70m)**

Radiator, understairs storage cupboard housing meters, coved cornice.

**THROUGH LOUNGE 22'10 x 11'4 to extremes (6.96m x 3.45m to extremes)**

Double glazed bay window, sliding patio door to rear, two double radiators, coved cornice.

**KITCHEN 8' x 6'5 (2.44m x 1.96m)**

Wall and base units, working surfaces, cupboards and drawers, built-in oven with electric hob and extractor fan over, stainless steel one and half bowl sink unit with mixer tap, plumbing for washing machine, spotlights to ceiling, tiled floor, double glazed window to rear.

**REAR RECEPTION 13'9 x 8'11 (4.19m x 2.72m)**

Double glazed door to rear, double glazed sliding patio door to rear, double radiator, two light obscure glazed window, coved cornice, tiled floor, wall mounted boiler.

**FIRST FLOOR LANDING 8' x 6'4 (2.44m x 1.93m)**

**BEDROOM ONE 12'5 into bay x 10'7 (3.78m into bay x 3.23m)**

Double glazed bay window, radiator, coved cornice.

**BEDROOM TWO 10'5 x 10'4 into wardrobe recess (3.18m x 3.15m into wardrobe recess)**

Double glazed window, radiator, fitted wardrobe, coved cornice.

**BEDROOM THREE 6'8 x 6'7 (2.03m x 2.01m)**

Double glazed window, radiator, coved cornice.

**SHOWER ROOM 6'4 x 5'7 (1.93m x 1.70m)**

Shower cubicle with inset shower, pedestal wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, double glazed window.

**REAR GARDEN**

Mainly laid to lawn with flower and shrub borders, patio area, greenhouse.

**DETACHED DOUBLE GARAGE 20'1 x 16'3 (6.12m x 4.95m)**

Electric door. Access via rear access road.

**FRONT GARDEN**

Paved front garden.

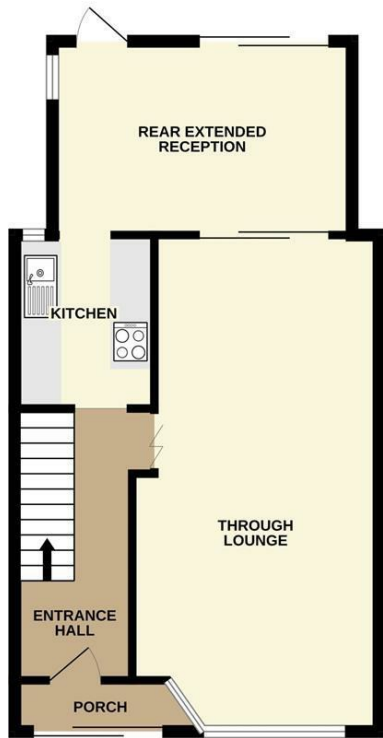
**COUNCIL TAX**

London Borough of Redbridge - Band D

**AGENTS NOTE**

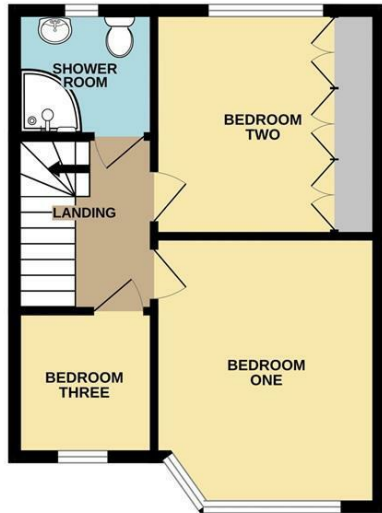
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



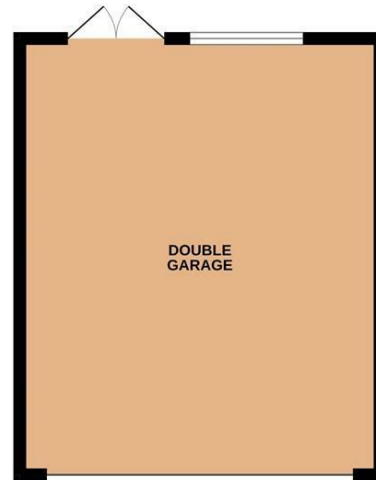


GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



DOUBLE GARAGE  
333 sq.ft. (30.9 sq.m.) approx.



### Energy Efficiency Rating

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



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