



534 New North Road
Hainault, Essex IG6 3TG
Price guide £450,000

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CHAIN FREE Arbon & Miller are privileged to offer this three bedroom mid-terrace family home situated within the heart of Hainault offered with NO ONGOING CHAIN. The property is conveniently positioned within 0.25 miles of local shopping facilities, schools and bus services, with buses providing easy access to HAINAULT CENTRAL LINE STATION which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. This property is also positioned within close proximity to the delightful and ever-popular HAINAULT FOREST COUNTRY PARK, with its ancient woodlands and picturesque lake. New North Road provides spacious living accommodation throughout with the ground floor comprising of a 16ft1 Lounge, Dining Area and 13ft Kitchen. The first floor boasts three well-proportioned Bedrooms and Bathroom/Separate wc. Externally, the property is complimented by a well-maintained 85ft Rear Garden, and a paved Front Garden providing OFF STREET PARKING. We strongly believe that an internal inspection is needed for this property to appreciate its many key features.

ENTRANCE HALL

Obscure double glazed entrance door with fixed obscure leaded light style sidelight, coved cornice, wood strip flooring, radiator, stairs to first floor, door to:

LOUNGE 16'1 max x 11'7 (4.90m max x 3.53m)

Three light leaded light style double glazed window to front, radiator, coved cornice, wood strip flooring, feature fireplace with wood surround and marble effect insert, door leading to:

DINING AREA 9'6 x 5'9 (2.90m x 1.75m)

Under stairs storage cupboard, coved cornice, wood strip flooring, double glazed door leading to Rear Garden, open to:

KITCHEN 13' x 8'8 (3.96m x 2.64m)

Range of base and wall units, working surfaces, cupboards and drawers, sink top with mixer tap, plumbing for washing machine, recess for four ring gas hob with extractor fan over, cupboard housing low-level system boiler, spotlights to ceiling, part tiled walls, wood strip flooring, three light double glazed window to rear.

LANDING

Access to loft, access to all rooms, coved cornice.

BEDROOM ONE 12'3 into door recess narrowing to 10' x 11'5 (3.73m into door recess narrowing to 3.05m x 3.48m)

Three light leaded light style double glazed window to front, radiator, coved cornice, built-in storage/wardrobe cupboard.

BEDROOM TWO 12'3 max x 10' max (3.73m max x 3.05m max)

Two light leaded light style double glazed window to front, radiator, coved cornice, built-in storage cupboard.

BEDROOM THREE 8'9 x 8'4 (2.67m x 2.54m)

Two light double glazed window to rear, radiator, coved cornice, built-in airing cupboard housing water cylinder.

BATHROOM 7'2 x 5'5 (2.18m x 1.65m)

Panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin, tiled walls, obscure double glazed window to rear.

SEPARATE WC 4'8 x 2'4 (1.42m x 0.71m)

Low level wc, part tiled walls, coved cornice, obscure double glazed window to rear.

REAR GARDEN

Approx. 85ft with tunnel side access, outside tap, paved patio area, two wood storage garden sheds, various established trees and shrubs, remainder laid to lawn.

FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES to front via private driveway.

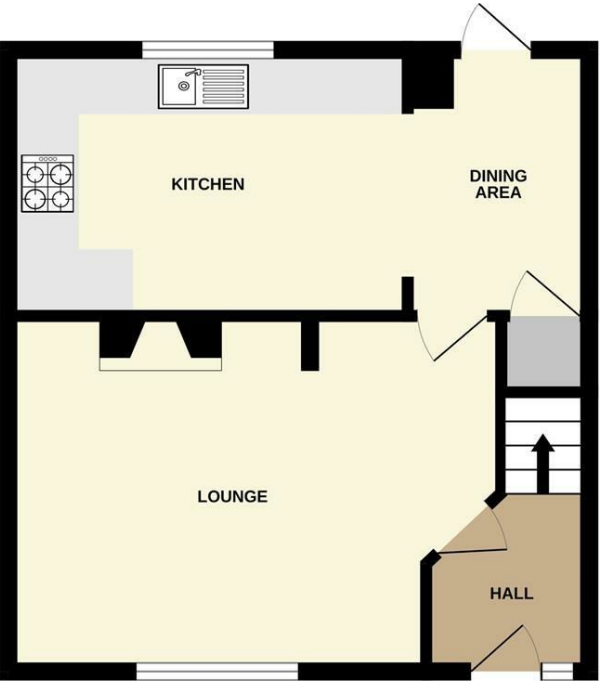
COUNCIL TAX

London Borough of Redbridge - Tax band C.

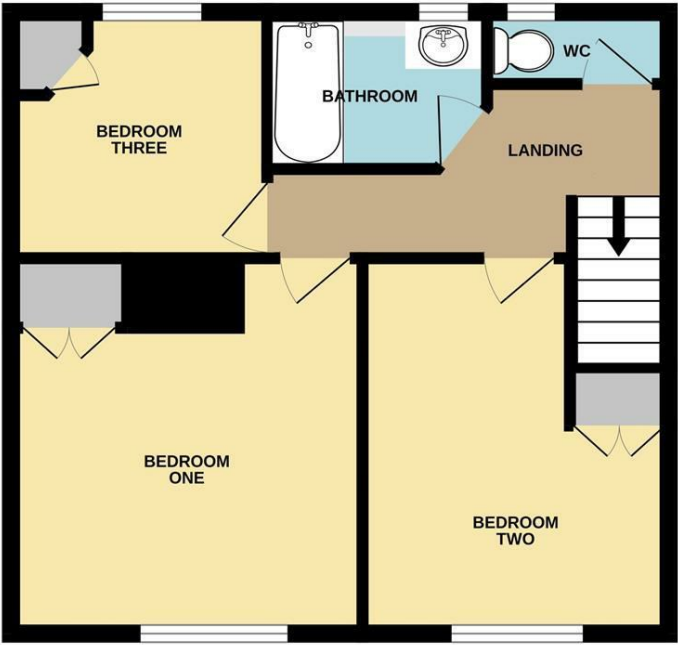
AGENTS NOTE

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
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 796 sq.ft. (74.0 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		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

