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20 Huntsman Road
Hainault, Essex IG6 3TJ
Price £290,000

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We are delighted to offer this SPACIOUS GROUND FLOOR one-bedroom, two-reception room PRIVATE GARDEN APARTMENT boasting over 560 sq.ft. Offered in good decorative condition throughout, the property is located close to the delightful and ever-popular HAINAULT FOREST COUNTRY PARK, with its ancient woodlands, picturesque lake and Foxburrows Farm. Hainault Central Line Station is within 1.4 miles which provides direct access to Stratford & Liverpool Street Stations within 20 minutes & 30 minutes respectively. Nearby bus routes offer access to Barkingside Hight Street as well as Ilford & Romford town centers. The property includes a 12'6 Fitted Kitchen, 12'5 Front Reception Room, 15'2 Rear Reception Room and 12'4 Bedroom. Externally, you will find a good size PRIVATE REAR GARDEN perfect for entertaining. This deceptively large property can only be fully appreciated by carrying out an internal inspection.

COMMUNAL ENTRANCE HALL

Entry phone system, entrance door to:

ENTRANCE HALL 12'8 x 5'5 max (3.86m x 1.65m max)

Wood strip style flooring, radiator, built-in storage cupboard.

LOUNGE 12'5 x 12'3 (3.78m x 3.73m)

Three light double glazed window, radiator, wood strip style flooring.

KITCHEN 12'6 x 8'1 (3.81m x 2.46m)

Range of base and wall units, working surfaces, cupboards and drawers, built-in oven with gas hob with extractor fan over, stainless steel sink bowl with mixer tap, part tiled walls, radiator, two light double glazed window with fanlight over to rear, plumbing for washing machine, breakfast bar area, wall mounted combi boiler.

BEDROOM ONE 12'4 x 8'9 (3.76m x 2.67m)

Three light double glazed window with fanlights over, radiator, wood strip style flooring, built-in storage cupboard.

REAR RECEPTION ROOM 15'2 (into door recess) x 8'1 (4.62m (into door recess) x 2.46m)

Wood strip style flooring, two light double glazed window with fanlight over to flank. double glazed double doors to rear garden, radiator.

BATHROOM/WC 8'5 max x 5'9 (2.57m max x 1.75m)

Tiled enclosed bath with mixer tap and separate electric shower unit, pedestal wash hand basin with mixer tap, low level wc, part tiled walls, tiled floor, wall mounted heated towel rail.

PRIVATE REAR GARDEN

Mainly laid to lawn.

LEASE

86 years remaining

GROUND RENT

£10.00 per annum.

SERVICE CHARGE

£902.89 per annum.

COUNCIL TAX

London Borough of Redbridge - Band B

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.

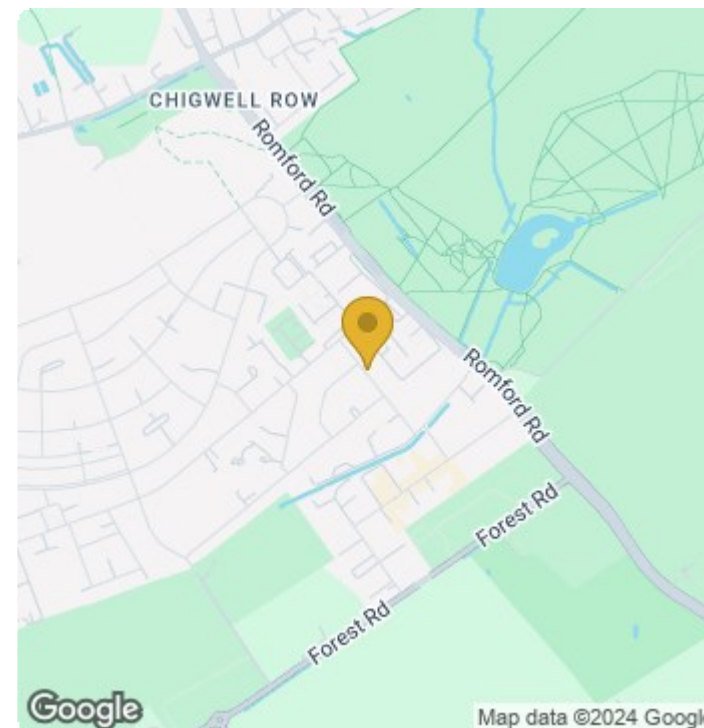


GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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