



73 Huntsman Road  
Hornault, Essex IG6 3SX  
Price guide £465,000



## 73 Huntsman Road, Hainault, Essex IG6 3SX

\*\*\* Guide Price: £465,000 to £480,000 \*\*\* Arbon & Miller are privileged to offer this spacious four bedroom family home situated directly off New North Road. The property is positioned within a short walking distance to local shopping facilities and bus services, which also provide 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 it's ancient woodlands and picturesque lake. We strongly believe that an internal inspection is needed for this property to appreciate its many key features.

### ENTRANCE PORCH 6'2 x 2'7 (1.88m x 0.79m)

Aluminium double glazed door with fixed double glazed sidelights.

### ENTRANCE HALL 11'7 x 6'2 (3.53m x 1.88m)

Entrance door, stairs to first floor, dado rail, radiator, wood strip flooring, door to:

### LOUNGE/DINING ROOM 20'3 x 17'4 to extremes (6.17m x 5.28m to extremes)

Three light double glazed window with fanlights over, radiator, dado rail, wood strip flooring, wall light points, understairs storage cupboard, double glazed double doors with sidelights leading to rear garden, coved cornice, door to:

### KITCHEN 9'7 x 9'1 (2.92m x 2.77m)

Range of wall and base units, working surfaces, cupboards and drawers, one and half bowl sink top unit with mixer tap, tiled walls, tiled floor, plumbing for washing machine and dishwasher, recess for fridge/freezer, recess for oven, double glazed window, UPVC double glazed door to rear garden.

### FIRST FLOOR LANDING

Storage cupboard, stairs to second floor.

### BEDROOM ONE 11'1 x 10'1 (3.38m x 3.07m)

Two light leaded light style double glazed window with fanlight over, wood strip flooring, radiator.

### BEDROOM TWO 11'1 x 9'9 (3.38m x 2.97m)

Three light double glazed window, wood strip flooring, radiator, coved cornice.

### BEDROOM THREE 7'6 x 6'2 (2.29m x 1.88m)

Double glazed leaded light style window with fanlights over, radiator, wood strip flooring, coved cornice.

### BATHROOM 7'6 x 5'4 (2.29m x 1.63m)

Corner panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, two double glazed obscure windows, tiled walls, tiled floor.

### SECOND FLOOR LANDING

Door to:

### BEDROOM FOUR/LOFT ROOM 18'7 x 10' (5.66m x 3.05m)

Restricted head height. Skylight windows, wood strip flooring, inset spotlights to ceiling, double radiator.

### REAR GARDEN

Patio area, paved pathway leading to rear hardstanding with timber shed, remainder laid to lawn, outside light, outside tap.

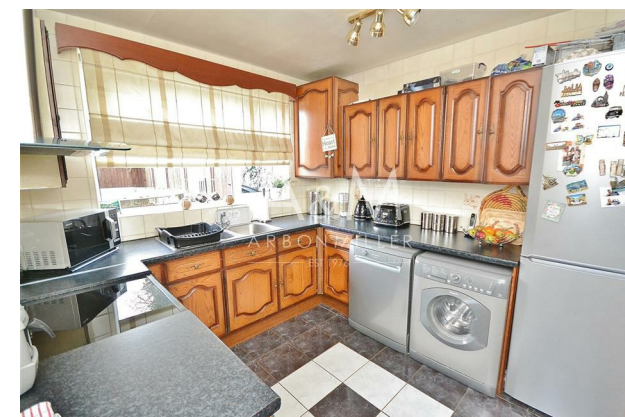
### FRONT GARDEN

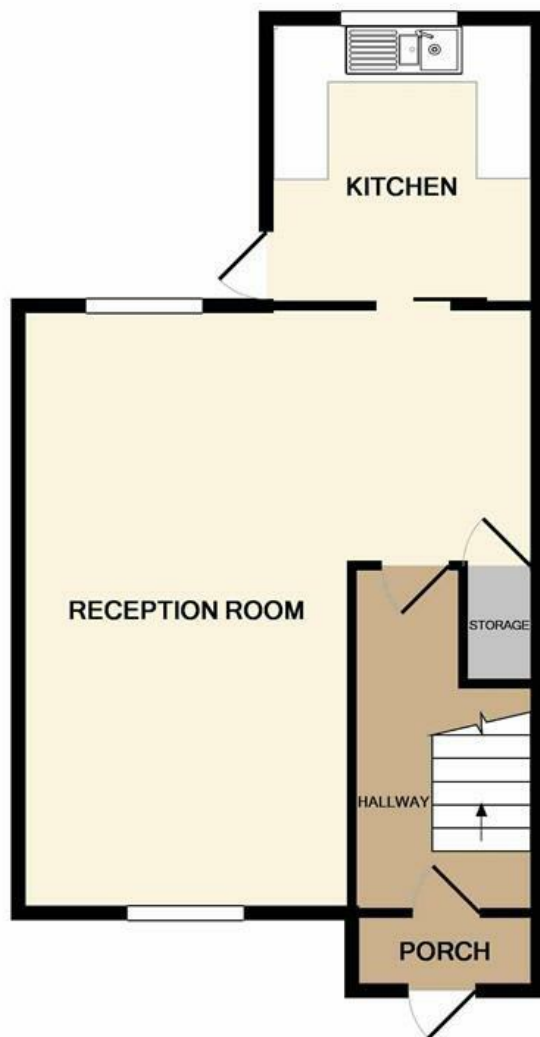
### COUNCIL TAX

London Borough of Redbridge - Band C

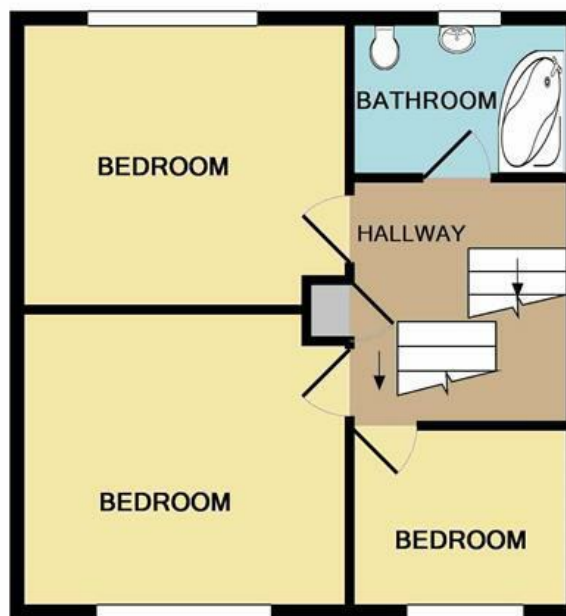
### AGENTS NOTE

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.

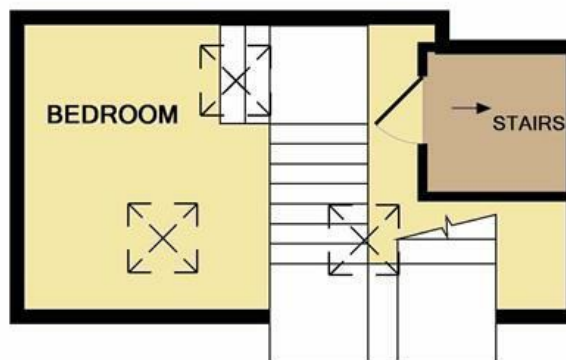




GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



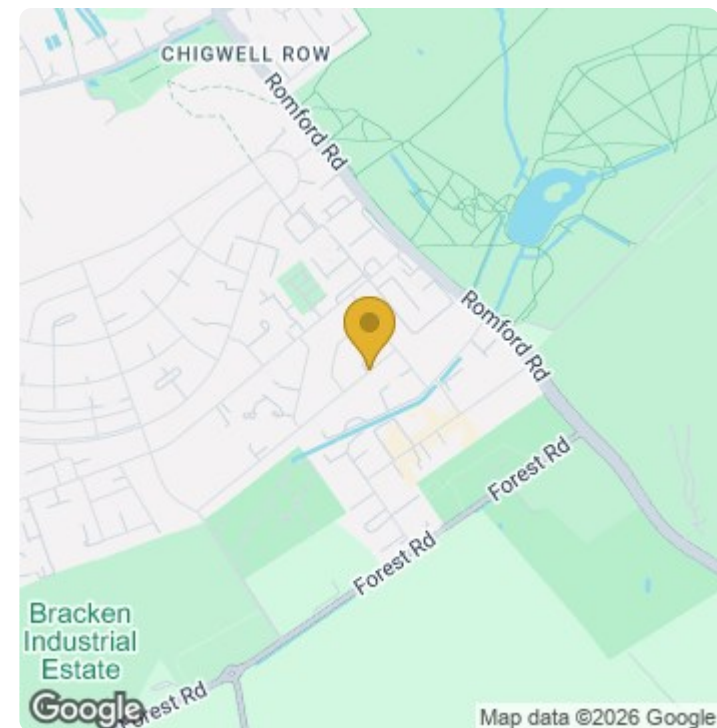
1ST FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 181 SQ.FT.  
(16.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



