

378 New North Road, Hainault, IG6 3DY

A fantastic opportunity to acquire this two-bedroom semi-detached bungalow on New North Road, IG6, offering excellent potential for modernisation or further development (STPP). The property benefits from an attached garage, off-street parking, and a generous rear garden, providing ample scope to enhance or extend. Ideally located close to well-regarded schools and within easy reach of Fairlop and Hainault Underground Stations, this home is perfectly suited to buyers seeking a project in a desirable, well-connected area.

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ROOM

DINING ROOM

KITCHEN

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

CONSERVATORY

GARAGE

REAR GARDEN

OFF STREET PARKING

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
902 sq.ft. (83.8 sq.m.) approx.




TOTAL FLOOR AREA : 902 sq.ft. (83.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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