

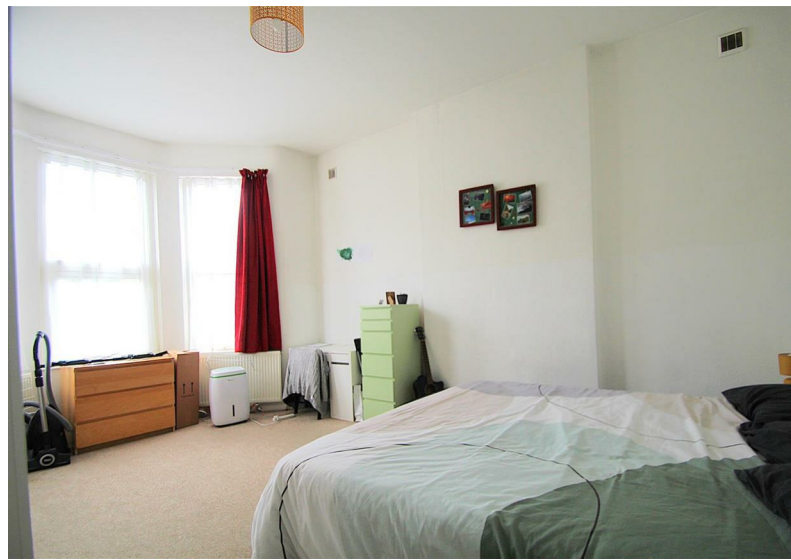
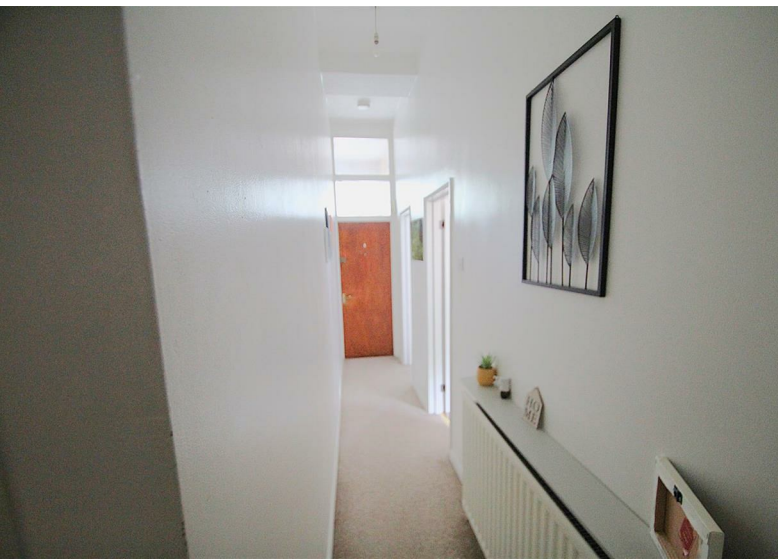
CHISSICK

Residential Sales and Lettings



Hainault Road, London, E11 1EL

£539,950



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Entrance

Communal Entrance with security entry phone

Entrance Hall

Own door to entrance hall, door to cellar

Bedroom One

19'8 x 12'8

Two radiators, double glazed bay window to front

Bedroom Two

14'2 x 12'7 (4.32m x 3.84m)

Radiator, double glazed window to rear

Kitchen/Diner

12'7 x 9'10 (3.84m x 3.00m)

Fitted with range of modern base and wall units, work surfaces, inset sink unit with mixer tap, built -in four ring gas hob with oven under, plumbing for automatic washing machine, laminate style flooring, double glazed window to side, leading to

Lounge

13'8 x 12'7 (4.17m x 3.84m)

Laminate style flooring, radiator, two double glazed windows to side, double glazed door to rear garden

Family Bathroom

Part tiled with suite comprising pedestal wash hand basin, low flush WC, panelled bath with mixer tap and shower attachment, heated towel rail, obscure double glazed window to side

Exterior

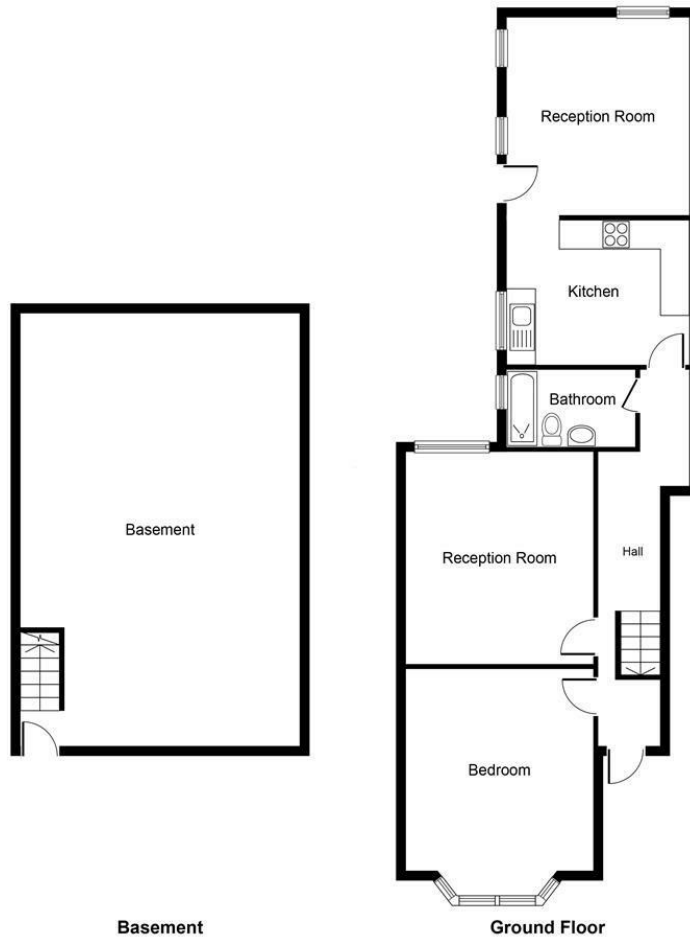
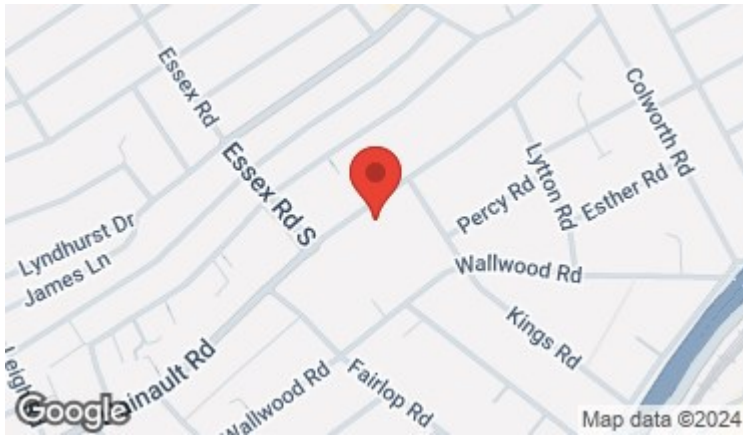
There is off street parking to front of property

There is a rear garden of excellent size rear

Council Tax Band C

Share of Freehold





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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	65	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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