

A&M
ARBON MILLER
EST 1976

20 Kingsley Road
Hainault, Essex IG6 2LL
Price £625,000

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20 Kingsley Road, Hainault, Essex IG6 2LL

CHAIN FREE - Arbon & Miller are privileged to offer this STUNNING FOUR DOUBLE BEDROOM EXTENDED mid-terrace family home situated on this popular residential turning immediately off both Tomswood Hill & Fencepiece Road near to local shopping facilities, bus services and both Hainault & Fairlop Central Line Stations with the latter offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. The property has undergone extensive redevelopment by means of large rear extension and loft conversion, and has been fully modernised throughout by the present owner. An impressive, spacious family home that can only be fully appreciated by carrying out an internal inspection.

ENTRANCE HALL 22'4 x 5'8 (6.81m x 1.73m)
Entrance door with obscure fixed double glazed sidelights, ornate coved cornice, spotlights to ceiling, underfloor heating, tiled floor, understairs storage cupboard, door to kitchen/diner, door to cloakroom, obscure glazed double doors to:

LOUNGE 17'10 x 12'2 (5.44m x 3.71m)
Three light double glazed window, spotlights to ceiling, feature ornate coved cornice, tiled floor, underfloor heating.

CLOAKROOM 5'3 x 2'4 (1.60m x 0.71m)
Low level wc, corner vanity wash hand basin with mixer tap, tiled walls, tiled floor, underfloor heating, extractor fan.

EXTENDED KITCHEN/DINER 21'5 max x 18'4 max (6.53m max x 5.59m max)
Range of base and wall units, working surfaces with tiled splashback, cupboards and drawers, integrated fridge/freezer, washing machine and dishwasher, inset stainless steel sink bowl with mixer tap, built-in oven with microwave above, five ring Baumatic gas hob and canopy extractor hood over, two light double glazed window, tri folding doors leading to rear garden, tiled floor, underfloor heating, ornate coved cornice.

LANDING 13'5 x 5'10 (4.09m x 1.78m)
Spotlights to ceiling, ornate coved cornice, wood strip style flooring, access to all rooms, stairs to second floor.

BEDROOM TWO 12'2 into door recess x 11'9 (3.71m into door recess x 3.58m)
Three light double glazed window, radiator, ornate coved cornice, spotlights to ceiling, wood strip style flooring

BEDROOM THREE 12'2 x 10'7 (3.71m x 3.23m)
Two light double glazed window, radiator, spotlights to ceiling, ornate coved cornice, wood strip style flooring.

EXTENDED BEDROOM FOUR 14'3 max x 9'8 (4.34m max x 2.95m)
Three light double glazed window, radiator, wood strip style flooring, spotlights to ceiling, ornate coved cornice.

FEATURE FAMILY BATHROOM 6'4 x 6'1 (1.93m x 1.85m)
Tiled enclosed bath with mixer tap, shower attachment with rainforest style shower head, low level wc, vanity unit with wash hand basin with mixer tap, heated towel rail, tiled floor, tiled walls, spotlights to ceiling, extractor fan, wall mounted mirror with vanity light, obscure double glazed window.

LANDING
Spotlights to ceiling, skylight, door to:

EXTENDED MASTER BEDROOM 18'5 x 14'7 max (5.61m x 4.45m max)
Two light double glazed window, skylight, radiator, spotlights to ceiling, wood strip style flooring, door to:

ENSUITE SHOWER ROOM 6'9 x 4'7 (2.06m x 1.40m)
Walk-in shower cubicle, low level wc, vanity unit with wash hand basin with mixer tap, heated towel rail, tiled floor, tiled walls, spotlights to ceiling, extractor fan, wall mounted mirror with vanity light, obscure double glazed window.

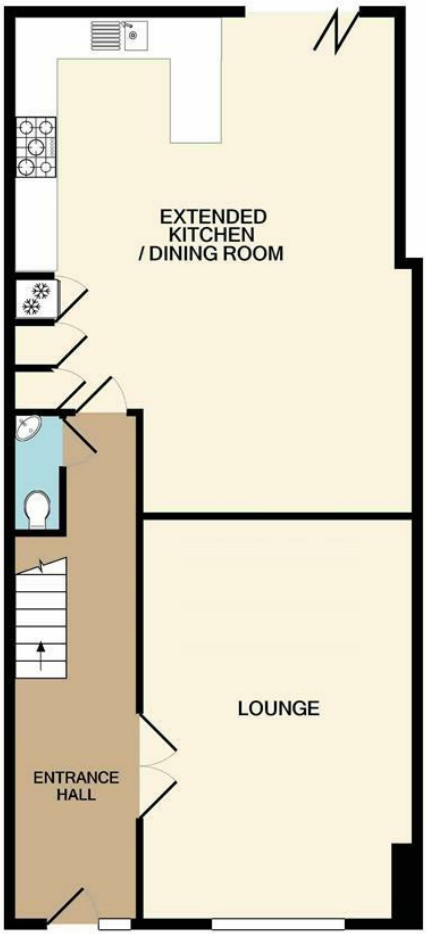
REAR GARDEN
Approx 45' rear garden with outside tap, outside lighting, paved patio area, wooden shed to rear, established trees to flank, remainder laid to lawn, external cupboard housing combi boiler, external power points.

FRONT GARDEN
Providing MULTIPLE CAR PARKING SPACES.

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.



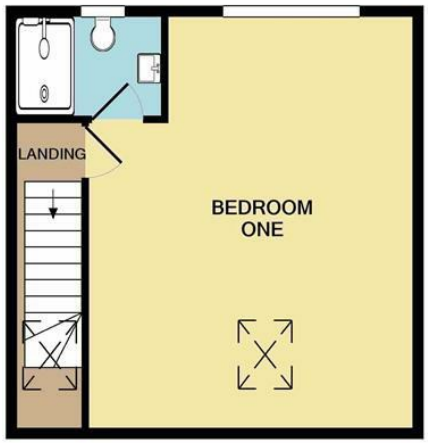




GROUND FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)



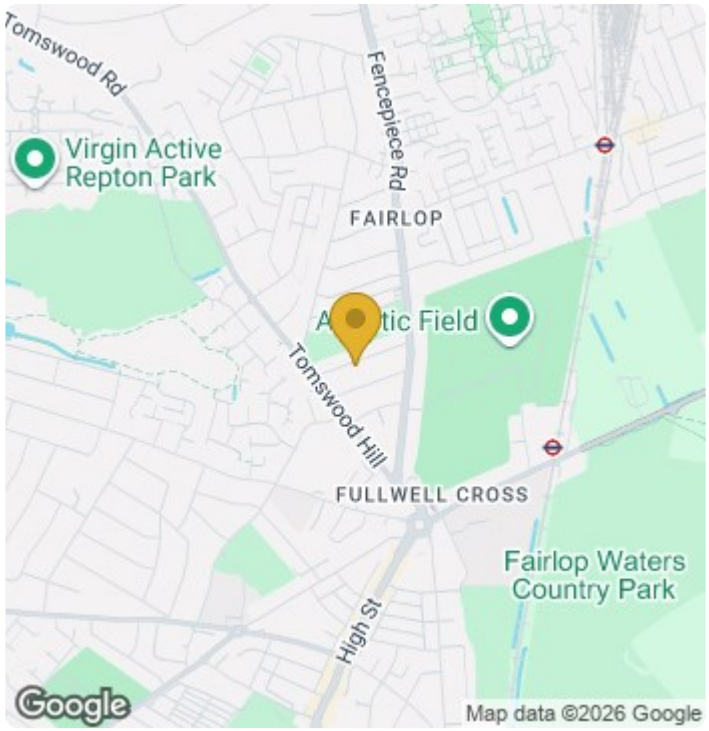
1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1537 SQ.FT. (142.8 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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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