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48 Penrith Road
Hainault, Essex IG6 3DB
Price £625,000

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Arbon & Miller are proud to present this exceptional newly constructed three-bedroom DETACHED residence, offered with immediate vacant possession and no onward chain, enviably positioned within this cul-de-sac position of Penrith Road, adjoining the picturesque Hainault Recreation Ground. This striking home has been architecturally designed and finished to an exacting standard, combining elegant design with high-quality craftsmanship throughout. The ground floor is centred around a superb open-plan kitchen/dining space, beautifully appointed with contemporary fittings and forming the true heart of the home — ideal for both entertaining and modern family living. This space is complemented by a separate utility room, a stylish ground floor WC, and a well-proportioned formal reception room to the front, offering a more private setting for relaxation. Underfloor heating runs throughout the ground floor, enhancing both comfort and efficiency.

Upstairs, the property offers three generously sized bedrooms and a sleek, contemporary family bathroom, all finished with the same attention to detail.

Externally, the rear garden has a blend of patio and lawn, providing an ideal outdoor entertaining space. A gated side access leads to private off-street parking, complete with an EV charging point, catering perfectly to modern living.

Ideally located within close proximity of Hainault Underground Station (Central Line), the property offers swift access into Central London, while also benefiting from its immediate setting beside open green space.

A truly impressive home of distinction, offering style, quality and location in equal measure. Early viewing is strongly advised.

ENTRANCE HALL 17'6 x 6'6 (5.33m x 1.98m)

Part glazed entrance door, spotlights to ceiling, storage cupboard understairs, feature Herringbone wood strip style flooring with underfloor heating, staircase to first floor with feature glass balustrade.

CLOAKROOM

Low level wc, wash hand basin, tiled walls, feature Herringbone wood strip style flooring with underfloor heating.

FRONT RECEPTION 11'8 x 10'9 (3.56m x 3.28m)

Five light double glazed bay with fanlights over, spotlights to ceiling, feature Herringbone wood strip style flooring with underfloor heating.

FEATURE EXTENDED KITCHEN/DINER 22'7 x 18'2 to extremes (6.88m x 5.54m to extremes)

Dining Area: Three light double glazed window, spotlights to ceiling. Kitchen Area: Extensive range of wall and base units, feature working surfaces, cupboards and drawers, built-in oven, five ring gas hob with canopy extractor hood over, sink bowl with mixer tap, three light double glazed window to rear, two double glazed Velux windows, spotlights to ceiling, further

matching built-in cupboards with over head storage to flank wall, recess for American style fridge/freezer, feature Herringbone wood strip style flooring with underfloor heating, double glazed door to rear garden, door to:

UTILITY ROOM 6'6 x 5'9 (1.98m x 1.75m)

Extensive range of base and wall units, working surfaces, cupboards and drawers, sink bowl with mixer tap, plumbing for washing machine, space for tumble dryer.

FIRST FLOOR LANDING

Obscure double glazed window to flank, access to loft via pull down ladder.

BEDROOM ONE

Five light double glazed bay window with fanlight over, spotlights to ceiling, radiator.

BEDROOM TWO

Two light double glazed window, radiator, spotlights to ceiling.

BEDROOM THREE

Two light double glazed window, radiator.

BATHROOM

Tiled enclosed bath with mixer tap, shower attachment and additional thermostatically controlled shower unit, vanity unit with wash hand basin and mixer

tap and cupboard below, mirror fronted bathroom cabinet with LED lighting, upright heated towel rail, tiled walls, feature Herringbone wood strip style flooring, obscure two light double glazed window, spotlights to ceiling, extractor fan.

REAR GARDEN

Large block paved patio area, side entrance via pedestrian gate, outside security lights, outside power point, remainder mainly laid to lawn.

FRONT GARDEN

Providing OFF STREET PARKING for one vehicle.

COUNCIL TAX

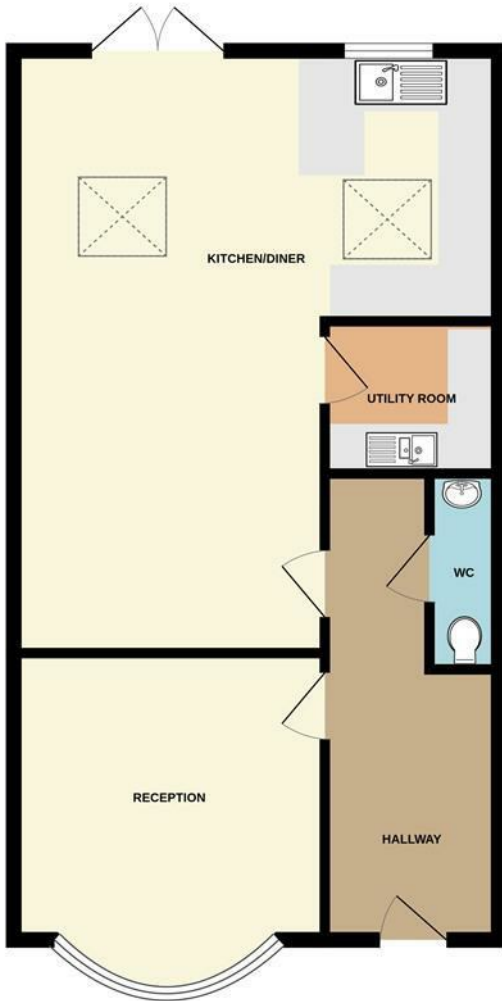
London Borough of Redbridge - Band - TBC

AGENTS NOTE

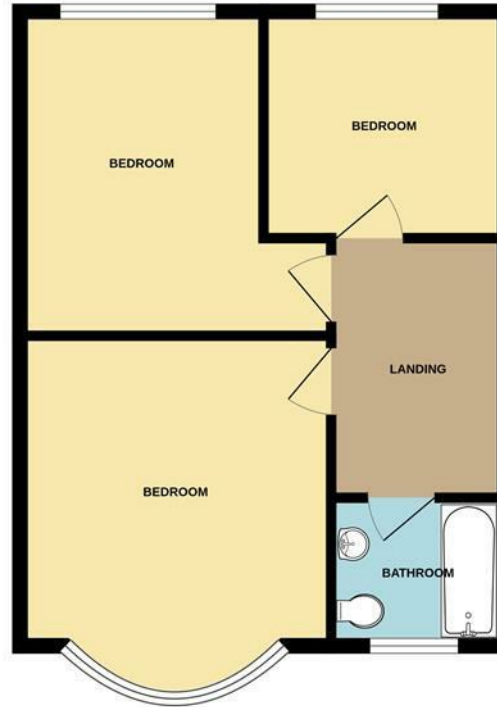
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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		93
(81-91) B	84	
(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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