



## 97 Huntsman Road, Hainault, Essex IG6 3SY

Situated in a popular and well-connected residential location, this property on Huntsman Road offers excellent access to a range of local amenities, schooling and transport links. The home is of Non standard PRC construction, typical of the area, and provides well-proportioned accommodation suited to families and owner occupiers alike. Originally built as a three bedroom house, but converted to two bedrooms. The property is conveniently positioned for Hainault and Fairlop Central Line stations, offering direct links into Stratford and London Liverpool Street. Families are well served by a selection of reputable local schools including Hainault Forest High School, Fairlop Primary School and West Hatch High School. For outdoor enthusiasts, the property is within easy reach of Hainault Forest Country Park and Fairlop Waters, providing acres of green space, walking routes and leisure facilities. An excellent opportunity to acquire a home in a well-established and sought-after IG6 location.

### ENTRANCE LOBBY 5'9 x 4'2 (1.75m x 1.27m)

Double glazed UPVC double doors, double radiator, stairs to first floor, wood strip flooring, door to:

### LOUNGE 14'1 x 11'8 to extremes (4.29m x 3.56m to extremes)

Two light double glazed window, double radiator, wood strip flooring, door to:

### KITCHEN/DINER 14'1 x 8'9 to extremes (4.29m x 2.67m to extremes)

Wall and base units, working surfaces, cupboards and drawers, stainless steel sink top, plumbing for washing machine, gas cooker point, tiled splashbacks, wall mounted Worcester boiler, two light double glazed window, door to:

### INNER HALL 8'5 x 3'2 (2.57m x 0.97m)

Two storage cupboards, UPVC double glazed obscure door leading to rear garden.

### FIRST FLOOR LANDING

Access to loft, storage cupboard, double radiator, doors to:

### BEDROOM ONE 19'8 x 10'2 to extremes (5.99m x 3.10m to extremes)

Two double glazed two light windows, two double radiators, storage cupboards.

### BEDROOM TWO 10'8 x 8'7 (3.25m x 2.62m)

Two light double glazed window, double radiator, storage cupboard.

### BATHROOM 5'5 x 5'1 (1.65m x 1.55m)

Panel enclosed bath with mixer tap, further mixer with shower attachment and rainforest shower head over, vanity wash hand basin with mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, obscure double glazed window.

### SEPARATE WC 4'7 x 3' (1.40m x 0.91m)

Low level wc, tiled wall, spotlights to ceiling, obscure double glazed window.

### REAR GARDEN

Patio area, access to tunneled side access, lawn.

### FRONT GARDEN

Providing OFF STREET PARKING for two vehicles.

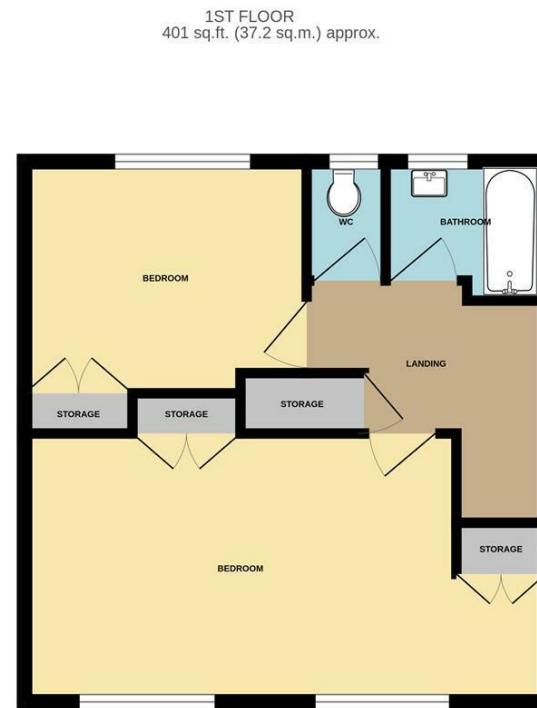
### COUNCIL TAX

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.

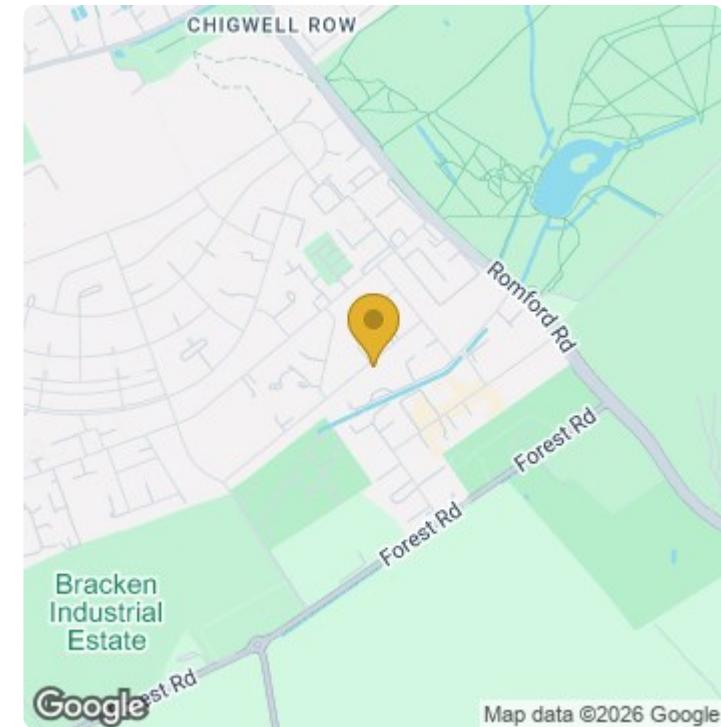




TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

