



BOWDEN  
BRADLEY



473 New North Road  
, Hainault, IG6 3TF

Guide price £375,000





## 473 New North Road

, Hainault, IG6 3TF

On New North Road in the charming area of Hainault, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features a conveniently located bathroom, ensuring practicality for everyday living. One of the standout features of this property is the good-sized garden, which provides a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-street parking is available, a valuable asset in this area.

This home is chain-free, allowing for a smooth and efficient purchase process. The property also holds significant potential for expansion, subject to planning permission, making it an exciting prospect for those looking to create their dream home.

Conveniently located, Hainault Station is nearby, providing excellent transport links for commuters. Furthermore, the picturesque Hainault Woodlands are close at hand, offering a serene escape into nature for leisurely walks or outdoor activities.

In summary, this two-bedroom mid-terrace house on New North Road is a fantastic opportunity, combining comfort, convenience, and potential in a desirable location. Do not miss the chance to make this charming property your own.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

### Front

#### Living Room

12'7" x 17'3" (3.84 x 5.28)

#### Kitchen

10'0" x 17'3" (3.05 x 5.28)

#### Landing

#### Bedroom

11'1" x 19'7" (3.4 x 5.97)

#### Bedroom

9'8" x 10'9" (2.97 x 3.28)

#### Bathroom

5'6" x 8'3" (1.7 x 2.54)

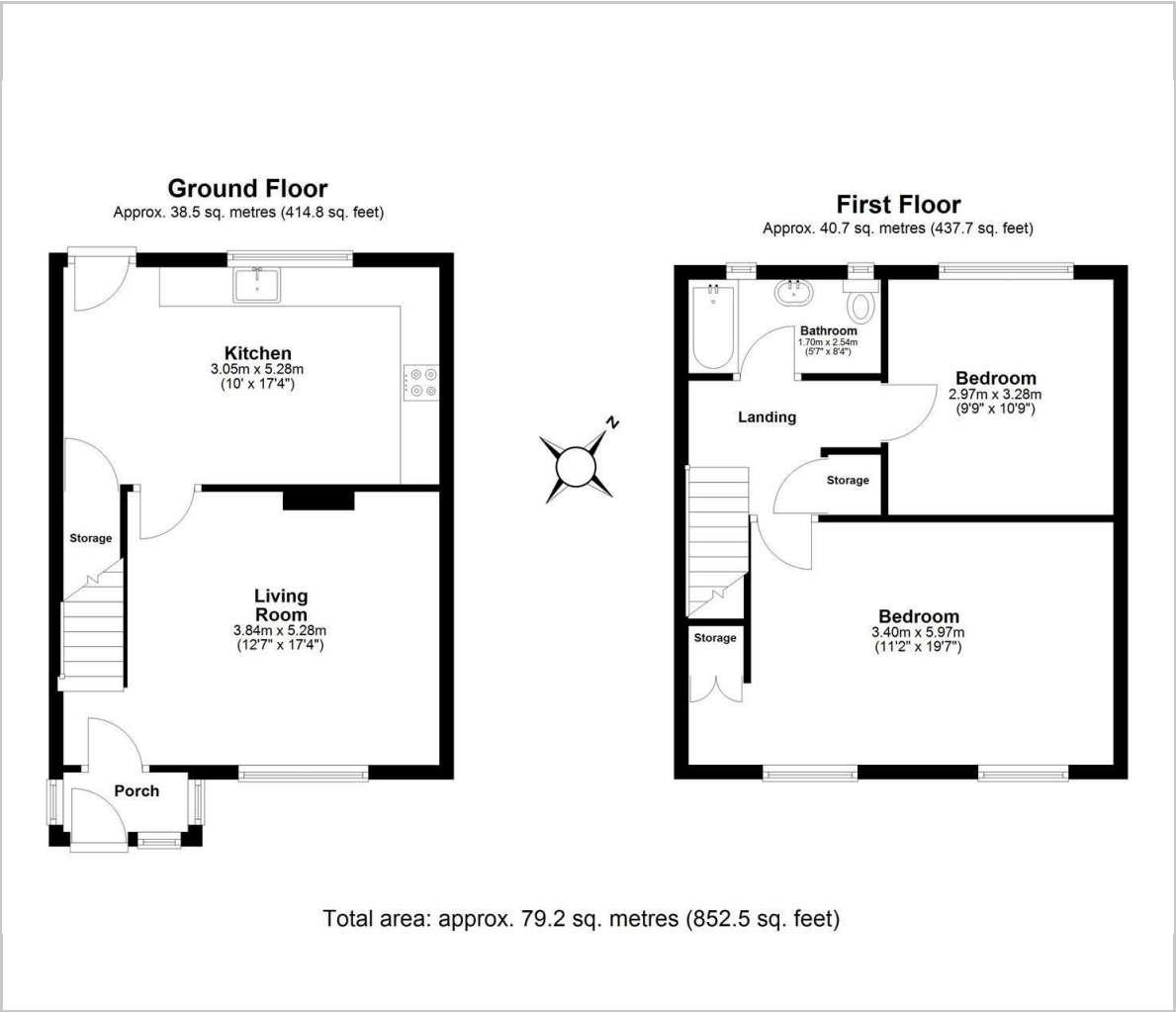
#### Garden







Floor Plan



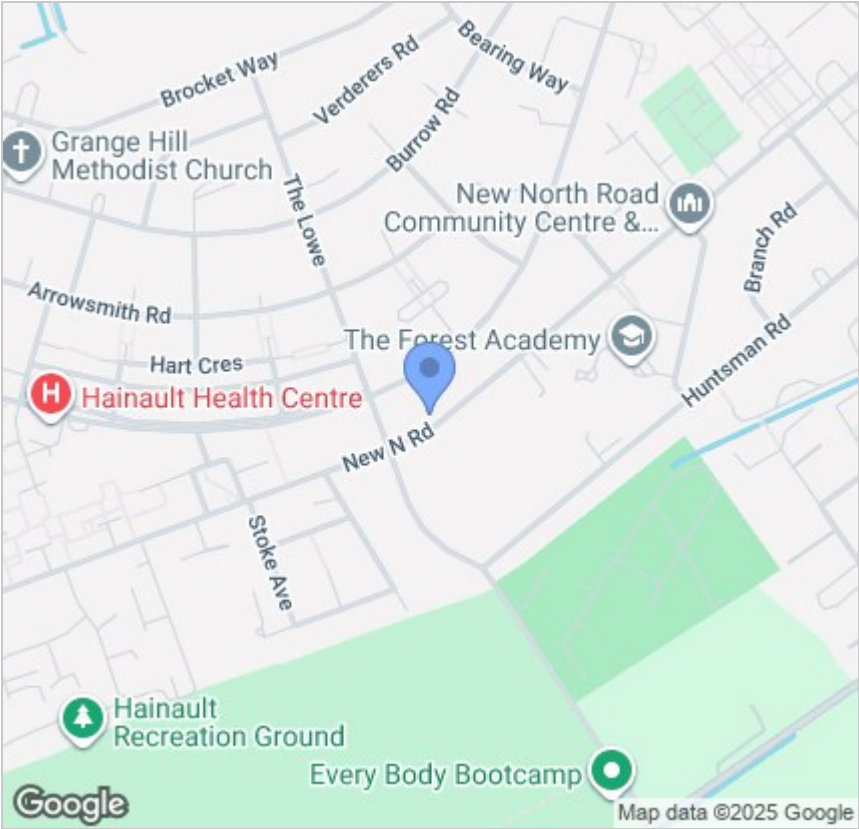
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

