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### New North Road, Hainault, IG6

\*\* TWO BEDROOM HOUSE CLOSE TO HAINAULT STATION \*\* \*\* GOOD SIZED LOUNGE \*\* \*\* TWO DOUBLE BEDROOMS \*\* \*\* OFF STREET PARKING \*\* \*\* REAR GARDEN \*\* \*\* CLOSE TO FAIRLOP PRIMARY SCHOOL \*\* \*\* NEARBY TO HAINAULT CENTRAL LINE STATION \*\* \*\* OFFERED CHAIN FREE \*\* EPC RATING C. COUNCIL TAX BAND D \*\* \*\*

**Asking Price £399,000.00**



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### Bedroom

3.53m (11'7) x 3.23m (10'7)



### Reception 1

4.98m (16'4) x 3.53m (11'7)



### Bathroom



### Bedroom

3.56m (11'8) x 2.34m (7'8)



### Kitchen

2.34m (7'8) x 2.29m (7'6)



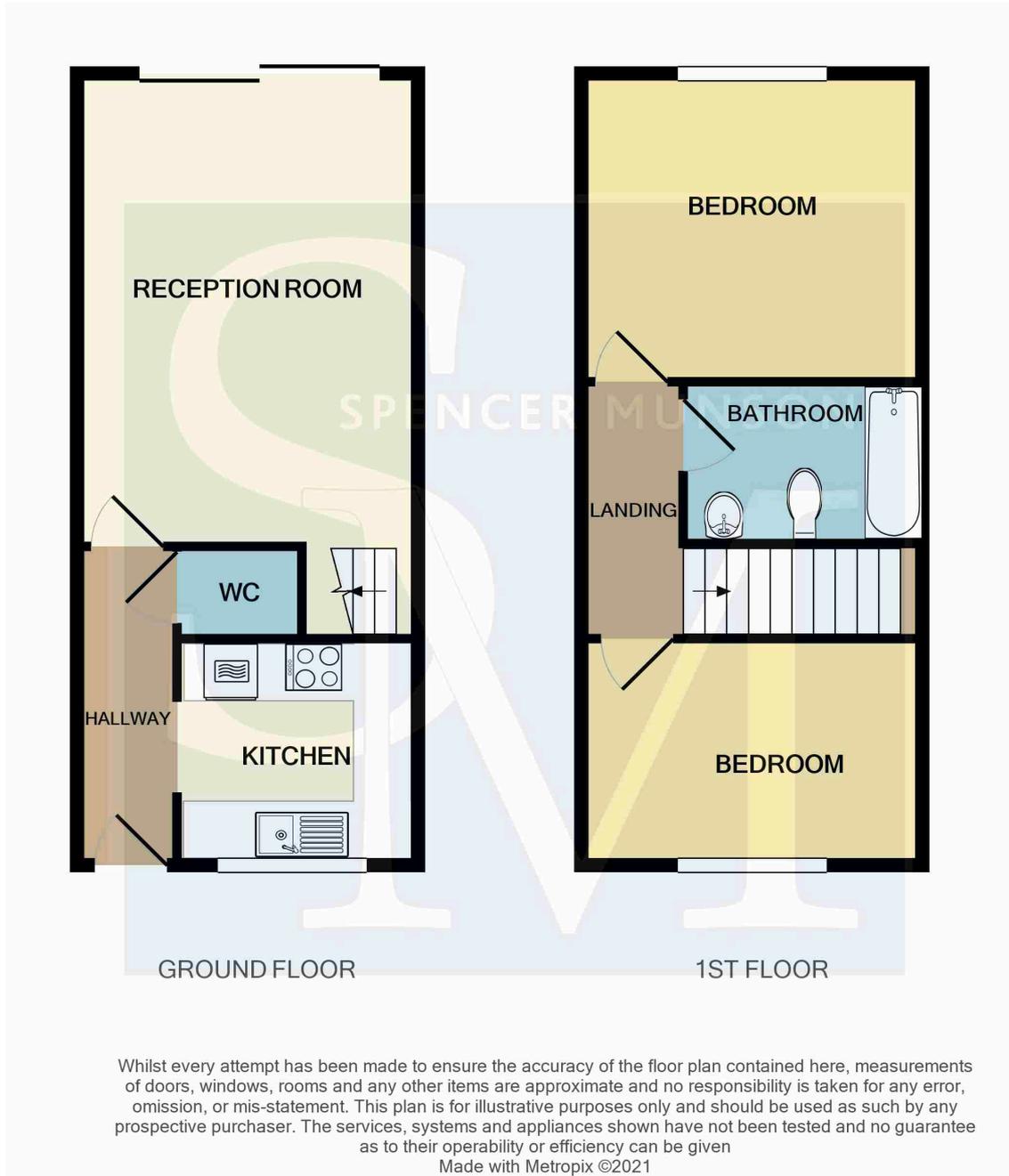
Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		88
69-80 <b>C</b>	70	
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
31-38 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Spencer Munson are pleased to offer this lovely two bedroom house which is located only 5 minutes walking distance of Hainault central line station with direct access to Stratford (Westfield shopping, Olympic Park and the DLR and Mainline networks) and on to The City and West End of London. The property has a good size lounge, kitchen, two double bedrooms, bathroom and garden. The property benefits from gas central heating and off street parking. This property is being offered chain free EPC Rating: C. Council Tax D

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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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