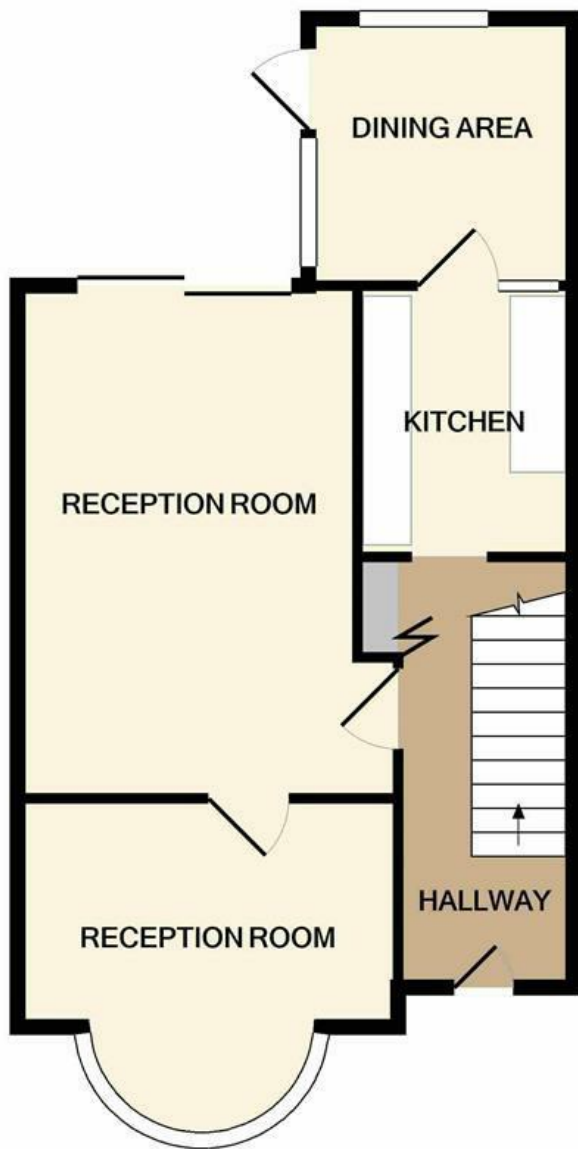




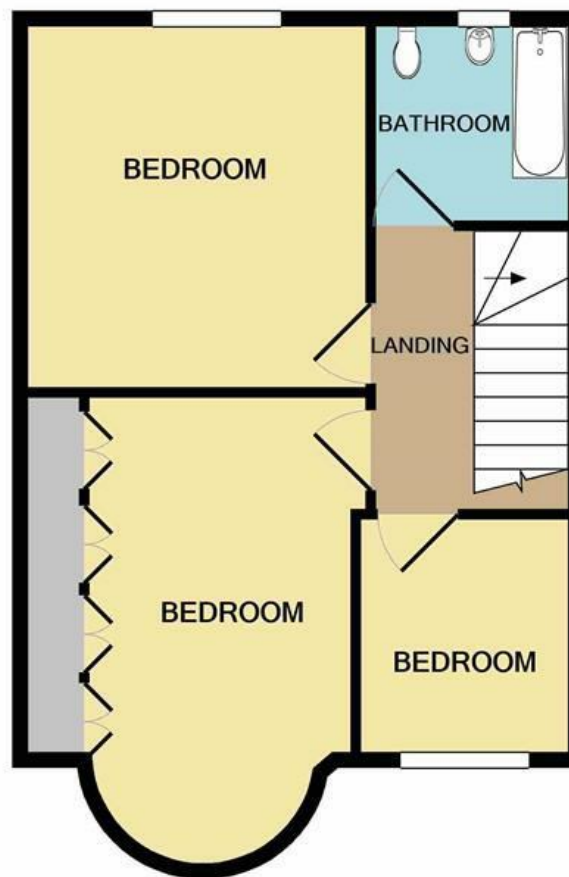
260 New North Road, Hainault, Essex IG6 3BS

We are delighted to offer this three bedroom terrace house situated within 0.2 mile of HAINAULT CENTRAL LINE STATION offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. There are local shops and bus services in close proximity which provide access to neighbouring Barkingside and beyond to Romford & Ilford town centres. The property comprises of a 13' Entrance Hall, two receptions, 8'4 kitchen with additional dining area to the ground floor and three Bedrooms and family bathroom/WC to the first. externally is a 60ft rear garden and off street parking to the front. CALL NOW TO VIEW





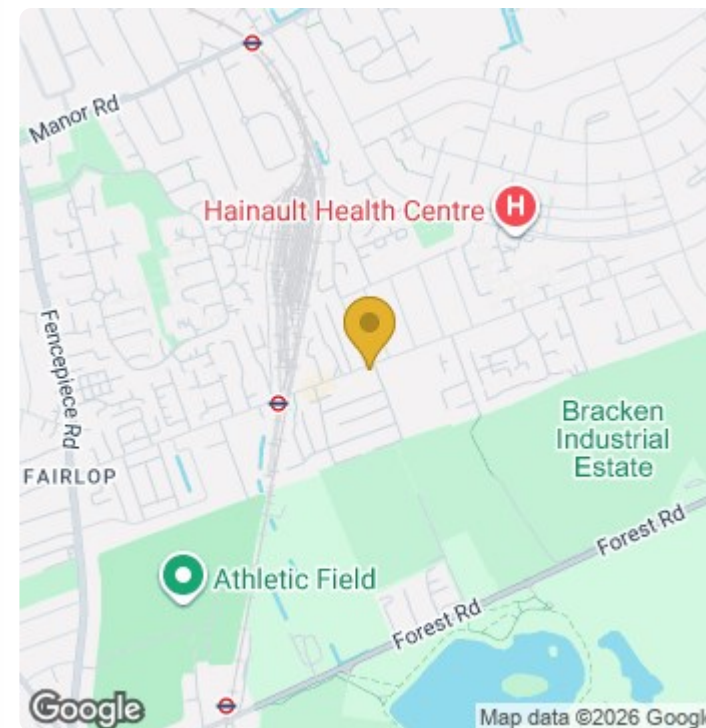
GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 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		89
(69-80) C	70	
(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 