



NEW NORTH ROAD, HAINAULT, IG6

SSTC

£475,000 Freehold

Three Bedroom Semi Detached House | No Onward Chain | Off Street Parking | Large Private Rear Garden | Through Lounge | Conservatory | Under Stair Storage | Moments From Hainault Central Line Station

- No Onward Chain
- Off street parking
- Private rear garden
- Semi-detached house
- Three bedrooms
- Three reception rooms

Offered to the market with no onward chain is this spacious three bedroom, semi-detached house located on New North Road.

Accommodation comprises entrance porch, entrance hall with under stair storage, through lounge, fitted kitchen, conservatory, two double bedrooms, one single bedroom, first floor family bathroom and large private rear garden.

The property provides off street parking to the front and it is within a very short walk to Hainault central line station.

Council Tax Band: D

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden



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Approximate Gross Internal Area
 Ground Floor = 67.1 sq m / 723 sq ft
 First Floor = 45.2 sq m / 487 sq ft
 Total = 112.3 sq m / 1210 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions, reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.