



New North Road, Hainault, IG6 3TF

Guide Price £500,000

- Chain Free
- Spacious Lounge/Dining Room
- In close proximity to Hainault Country Forest Park
- Four Bedroom House
- Off Street Parking
- Two Bathrooms
- Within walking distance of Hainault Underground Station

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Guide Price £500,000 - £550,000

Nestled on New North Road in the vibrant area of Ilford, this modern end-terrace house is being offered chain-free, presenting an excellent opportunity for families and professionals alike. With four bedrooms in total, three of them spacious double bedrooms including a loft conversion master bedroom with in-built storage, this property offers ample room for comfortable living. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts a family bathroom and an en-suite bathroom, as well as a ground floor WC, ensuring convenience for all residents and guests. The modern design of the property enhances its appeal, providing a fresh and contemporary atmosphere throughout. This extends to the outdoors with front and rear gardens that were professionally designed and landscaped in 2018, featuring built-in bench seating on the rear patio; ideal for outdoor socialising in the warmer months'.

Situated in a lively neighbourhood, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Whether you are looking to settle down or invest, this property on New North Road is a remarkable find that combines modern living with a welcoming community feel. Don't miss the chance to make this delightful house your new home.



Council Tax Band: D



Front Garden
7.16m x 5.77m (23'6" x 18'11")

Reception
5.11m x 4.11m (16'9" x 13'6")

Kitchen
4.04m x 3.00m (13'3" x 9'10")

Toilet
1.78m x 0.79m (5'10" x 2'7")

Garden
13.49m x 7.16m (44'3" x 23'6")

Bedroom 1
4.45m x 3.10m (14'7" x 10'2")

Bedroom 2
3.53m x 3.20m (11'7" x 10'6")

Bedroom 3
3.38m x 3.20m (11'1" x 10'6")

Bedroom 4
1.98m x 1.88m (6'6" x 6'2")

Bathroom
2.06m x 1.75m (6'9" x 5'9")

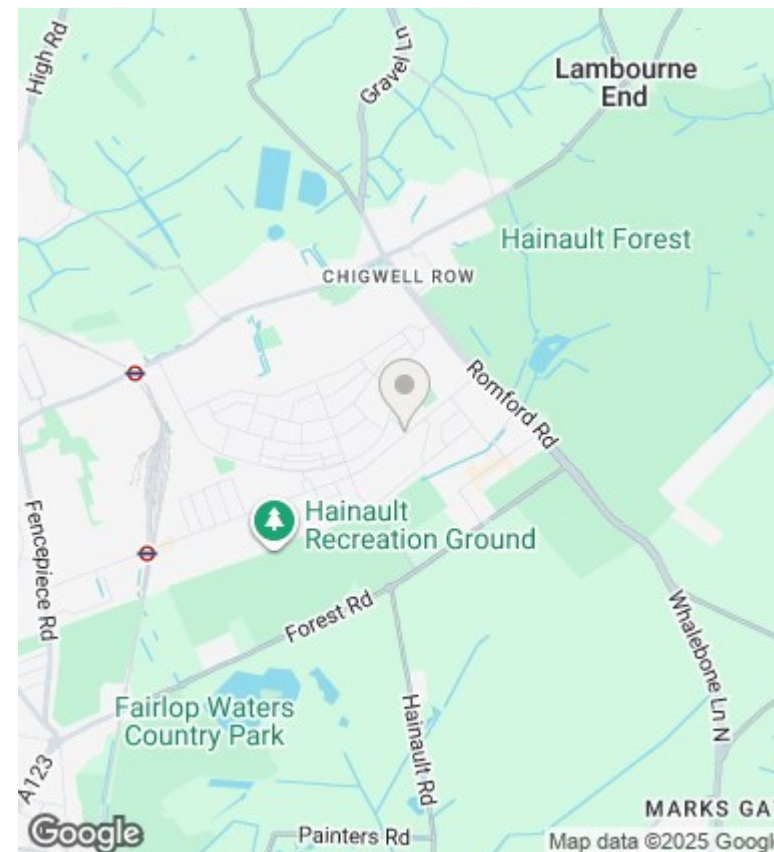


New North Road

Approximate Gross Internal Area
 Ground Floor = 39.8 sq m / 428 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Second Floor = 22.3 sq m / 240 sq ft
 Total = 98.3 sq m / 1058 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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Directions

EPC Rating

C

Council Tax Band

D

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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		