



## New North Road, Hainault, IG6 3BZ

Asking Price £850,000



\*\* BEAUTIFULLY FINISHED 6 BED FAMILY HOME WITH OFF STREET PARKING. SOUGHT AFTER LOCATION IN HAINAULT \*\*

OC Homes are delighted to present to the sales market, this wonderful six-bedroom end of terrace family home in Hainault. The property has been finished to exacting standards with some lovely features, and is located ideally for excellent transport links via Hainault Tube Station on the Central Line, as well as a number of local amenities.

The property has been well thought out with a number of improvements made by the owners, and some lovely features creating a dream family home ready to move into. To the ground floor, accommodation comprises; entrance hallway, reception room, ground floor w/c, a stunning kitchen/ dining area leading out to the well presented garden with outhouse to the rear, as well as a self contained ground floor double bedroom with kitchenette, and en suite shower room. The first floor comprises three bedrooms, and modern family bathroom with a further two bedrooms and bathroom in the converted loft space on second floor.

Externally to the front, the driveway provides off-street parking for three vehicles. To the rear, the picturesque garden measures approximately 40ft, providing a quiet and private space to relax. The garden also incorporates a good size fully powered outhouse.

The property boasts excellent transport links, is close to a host of local amenities and green spaces, and is also within the catchment area for some excellent local schools. It is the ideal family home, beautifully renovated by the current homeowners, well maintained and ready to move into. To arrange a must see viewing, please call the OC Homes team now.

- SIX BED FAMILY HOME
- END OF TERRACE
- OFF STREET PARKING
- FULLY POWERED OUTHOUSE
- SUPERB CONDITION THROUGHOUT
- EXCELLENT TRANSPORT LINKS

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)  
The top of the property  
167.2 sq m / 1799 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe (not GIA)  
6.6 sq m / 71 sq ft

EXTERNAL FEATURES  
Garden, Sheds, Terrace, Transoms etc.  
154.9 sq m / 1667 sq ft

RESTRICTED HEAD HEIGHT  
Landing and one other 1.9m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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