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6 Marlyon Road  
Hainault, Essex IG6 3XN  
Price £500,000

## 6 Marlyon Road, Hainault, Essex IG6 3XN

Arbon & Miller are privileged to offer this EXTENDED FOUR BEDROOM MID-TERRACE family home situated on this popular cul-de-sac tuning directly off New North Road. The property is within close proximity to local bus services nearby which provide links to Hainault Central Line Station which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. Marlyon Road is also within a short walk to local shopping facilities and other amenities, as well as being close to the delightful setting of Hainault Forest Country Park with ancient woodland, picturesque fishing lake and Foxburrows Farm and Zoo. The ground floor comprises of a 13ft5 Lounge, 19ft10 Kitchen/Diner & Conservatory Addition to rear. The first floor boasts three well-proportioned Bedrooms and 7ft Shower Room. The second floor has been extended to accommodate a large 16ft2 x 15ft3 Featured Master Bedroom with additional Ensuite Shower Room. Externally, there is a feature Rear Garden and Front Garden providing off-street parking for multiple cars by way of private driveway. We strongly recommend an internal inspection to appreciate the properties many key features.

### ENTRANCE HALL

Part obscure leaded light style double glazed entrance door with obscure double glazed fixed sidelight, coved cornice, laminated wood strip flooring, radiator, door to kitchen, door to:

### LOUNGE 13'5 x 12'2 (4.09m x 3.71m)

Three light double glazed window with fanlight over to front, radiator, coved cornice, fireplace surround with marble insert and raised hearth, dado rail.

### KITCHEN/DINER 19'10 x 9'8 (6.05m x 2.95m)

Range of base and wall units, working surfaces, cupboards and drawers, built-in oven with microwave above, four ring gas hob with concealed extractor fan over, one and half bowl stainless steel sink top with mixer tap and drainer, plumbing for dishwasher, part tiled walls, Valiant wall mounted combi boiler, two light double glazed window to rear, understairs storage recess, radiator, built-in utility cupboard housing plumbing for washing machine, double glazed door to:

### CONSERVATORY ADDITION 14'7 x 8'9 (4.45m x 2.67m)

Double glazed door to rear garden, various double glazed windows with fanlights over, polished laminated wood strip flooring, two wall light points.

### LANDING

Built-in storage cupboard, stairs to second floor, two light double glazed window, access to all rooms.

### BEDROOM TWO 13'8 x 11'6 (4.17m x 3.51m)

Three light double glazed window, radiator, coved cornice.

### BEDROOM THREE 13'4 x 10'1 (4.06m x 3.07m)

Three light double glazed window to front, laminated style wood strip flooring, radiator.

### BEDROOM FOUR 10'3 into wardrobe recess x 8'8 (3.12m into wardrobe recess x 2.64m)

Two light double glazed window to rear, laminated style wood strip flooring, radiator, built-in wardrobe recess.

### SHOWER ROOM 7'1 max x 5'4 (2.13m max x 1.63m)

Tiled shower cubicle with thermostatically controlled shower unit, vanity wash hand basin with mixer tap, low level wc, heated towel rail, tiled walls, obscure double glazed window with fanlight over.

### LANDING

Double glazed window to rear, door to:

### MASTER BEDROOM 16'2 x 15'3 (4.93m x 4.65m)

Three light double glazed window with fanlight over, radiator, two double glazed skylight windows

to front, polished laminated wood strip flooring, eaves storage cupboard, door to:

### ENSUITE SHOWER ROOM 11'3 max x 5' (3.43m max x 1.52m)

Tiled shower cubicle with thermostatically controlled shower unit, vanity unit with wash hand basin, mixer tap and tiled splashback, low level wc, radiator, spotlights to ceiling, extractor fan, double glazed skylight window to front aspect.

### REAR GARDEN

Raised decking platform, side path, outside tap, galvanised storage sheds, block built work room to rear, outside light, remainder mainly laid to artificial grass, wrought iron gates leading to shared tunnelled side access.

### FRONT GARDEN

Providing MULTIPLE CAR PARKING SPACES.

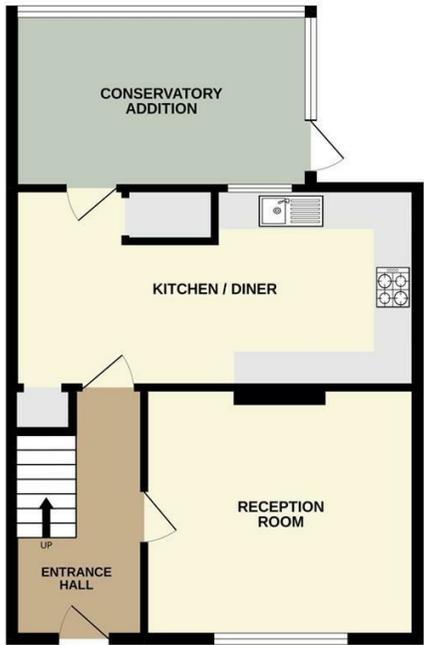
### COUNCIL TAX

London Borough of Redbridge - Band C

### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



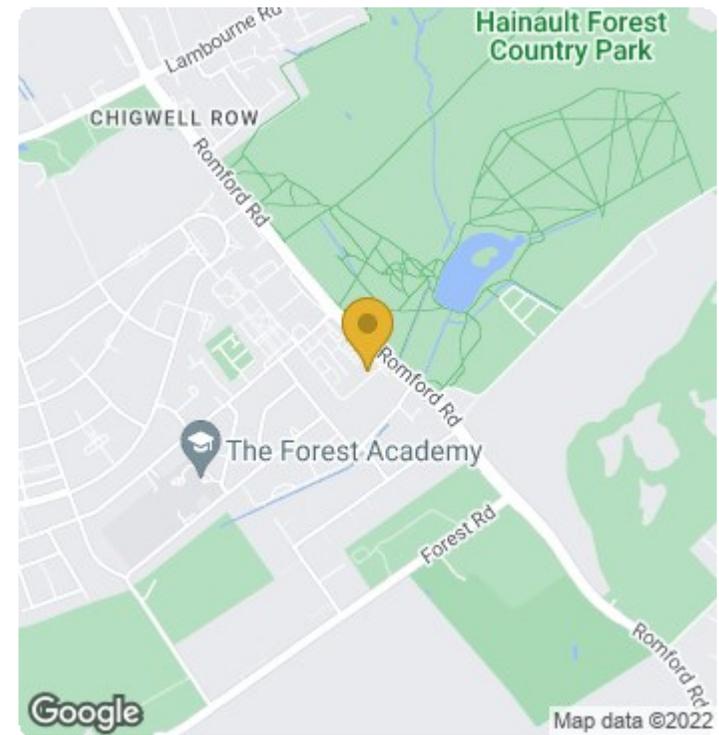
1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
283 sq.ft. (26.3 sq.m.) approx.

TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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