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22A Kingsley Road  
Hainault, Essex IG6 2LL  
Price guide £525,000



## 22A Kingsley Road, Hainault, Essex IG6 2LL

**\*\*\* CHAIN FREE \*\*\* £525,000 - £550,000 \*\*\*** Located on the ever-popular Kingsley Road, this spacious four-bedroom extended family home is offered to the market chain free and presents an excellent opportunity for buyers seeking space, convenience and strong local amenities. The property benefits from generous living accommodation, an extended layout ideal for modern family life, and off-street parking to the front. Situated within close proximity to a range of well-regarded local primary and secondary schools, the home is perfectly positioned for families, while nearby train stations offering excellent links into Central London provide easy commuting options. With shops, parks and transport all within easy reach, this is a superb home in a highly desirable IG6 location.

### **ENTRANCE HALL 24'7 x 6'7 to extremes (7.49m x 2.01m to extremes)**

Obscure UPVC double glazed door with obscure double glazed fixed sidelight, wood strip flooring, stairs to first floor, understairs storage cupboard, spotlights to ceiling, double radiator, doors to:

### **RECEPTION ONE 16'4 x 10'1 (4.98m x 3.07m)**

Four light double glazed window, double radiator, spotlights to ceiling, wood strip flooring.

### **SHOWER ROOM 7'8 x 2'5 (2.34m x 0.74m)**

Shower cubicle with mixer tap, shower attachment, rainforest shower head, glazed shower doors, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, spotlights to ceiling, extractor fan.

### **RECEPTION TWO 12'2 x 6'7 (3.71m x 2.01m)**

Two light double glazed window, double radiator, spotlights to ceiling, wood strip flooring, door to:

### **KITCHEN/DINER 17'1 x 8'7 (5.21m x 2.62m)**

Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor hood over, inset stainless steel sink top unit with mixer tap, plumbing for washing machine, under counter electric oven, tiled splashback, wood strip flooring, double radiator, two light double glazed window, double glazed door leading to rear garden.

### **FIRST FLOOR LANDING**

Wood strip flooring, spotlights to ceiling, stairs to second floor, doors to:

### **BEDROOM ONE 11'3 x 9'8 (3.43m x 2.95m)**

Three light double glazed window, double radiator, wood strip flooring.

### **BEDROOM TWO 16'5 x 7'2 to extremes (5.00m x 2.18m to extremes)**

Two light double glazed window, double radiator, wood strip flooring.

### **BEDROOM THREE 10'7 x 9'8 to extremes (3.23m x 2.95m to extremes)**

Two light double glazed window, wood strip flooring, double radiator.

### **SHOWER ROOM 6'8 x 5'6 (2.03m x 1.68m)**

Corner glass shower enclosure with mixer tap, shower attachment and rainforest shower head over, floating vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan, heated towel rail, obscure two light double glazed window.

### **LOFT ROOM 13'8 x 9'2 restricted head height (4.17m x 2.79m restricted head height )**

Double glazed Velux window, further double glazed window to flank, double radiator, wood strip flooring, restricted head height.

### **REAR GARDEN**

Paved patio area, decking, remainder laid to lawn, outside light, outside tap, boiler cupboard.

### **FRONT GARDEN**

Paved OFF STREET PARKING.

### **COUNCIL TAX**

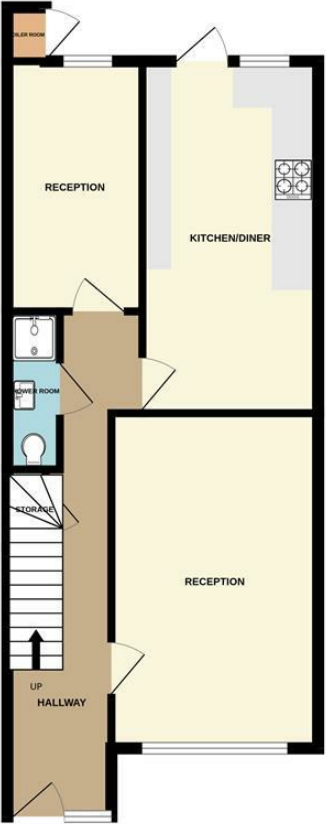
London Borough of Redbridge - Band

### **AGENTS NOTE**

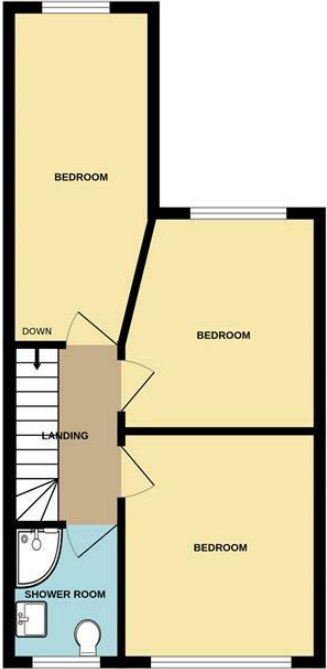
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services 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  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(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	



