
A&M
ARBON MILLER
EST 1976
23 Addison Road
Hainault, Essex IG6 2LW
Price £550,000

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23 Addison Road, Hainault, Essex IG6 2LW

Arbon & Miller are pleased to offer this three bedroom end of terrace home in Hainault for sale chain free, with off-street parking to the front. The ground floor opens with an entrance porch and hallway leading to a generous 16'9 x 13'1 reception room with a feature fireplace. This opens through to a 20'4 kitchen fitted with a range of units and an integrated fridge freezer, washing machine and dishwasher. An inner lobby leads to a ground floor cloakroom and out to the garden. Upstairs are two double bedrooms, a third good-sized bedroom and a family bathroom. Outside, the rear garden has a paved patio, a lawn, and a decked area to the rear with a shed. There's also side access and an outbuilding with power and lighting, ideal as a home office, gym or workshop. The house is freehold, and with no onward chain it offers a straightforward purchase. Fairlop Central line station is within easy reach, with Hainault and Barkingside stations also nearby, and the A12 and M11 are a short drive away. Families are well served by local schools, including Fairlop Primary, Wohl Ilford Jewish Primary and King Solomon High School, with Ilford County High School also close by. For everyday amenities, Barkingside High Street has shops, cafés, restaurants and Fullwell Cross Library. Redbridge Sports & Leisure Centre, Fairlop Waters and Hainault Forest Country Park offer plenty of leisure and green space. Early viewing is recommended.

ENTRANCE PORCH
Entrance door with leaded light style inserts, leaded light style double glazed window with fanlight over, further double glazed leaded light style window to flank, laminated wood strip flooring, obscure multi glazed door to:

ENTRANCE HALL
Laminated wood strip flooring, stairs to first floor, door to:

RECEPTION ROOM 16'9 x 13'1 (5.11m x 3.99m)
Four light leaded light style double glazed window with fanlights over, feature fireplace surround with electric fire, coved cornice, laminated wood strip flooring, double radiator, inset spotlights to ceiling, coved cornice, open plan to:

KITCHEN 20'4 x 8'10 (6.20m x 2.69m)
Range of wall and base units, working surfaces, cupboards and drawers, four ring gas hob with extractor fan over, built-in oven, sink top unit with mixer tap, integrated fridge/freezer, washing machine and dishwasher, storage cupboard housing boiler, laminated wood strip flooring, coved cornice, four light leaded light style double glazed window, multi glazed door to:

INNER LOBBY
Double glazed leaded light style door leading to rear garden,Door to:

CLOAKROOM
Low level wc, corner vanity unit with wash hand basin, mixer tap and cupboard under.

FIRST FLOOR LANDING
Access to loft, doors to:

BEDROOM ONE 12'10 x 12'2 (3.91m x 3.71m)
Three light leaded light style double glazed window, laminated wood strip flooring, inset spotlights to ceiling, radiator.

BEDROOM TWO 12'6 x 8'10 (3.81m x 2.69m)
Leaded light style double glazed window with fanlight over, laminated wood strip flooring, coved cornice, radiator.

BEDROOM THREE 9'6 x 7'7 (2.90m x 2.31m)
Leaded light style double glazed window, radiator, laminated wood strip flooring.

BATHROOM 7'7 x 4'7 (2.31m x 1.40m)
Tiled enclosed bath with mixer tap, shower attachment and glazed side screen, vanity unit with wash hand basin, mixer tap and storage below, close coupled wc with hand held water spray, tiled walls, tiled floor, inset spotlights to ceiling.

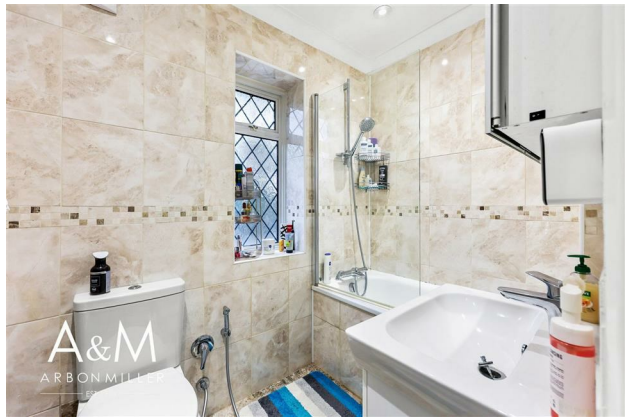
REAR GARDEN
Paved patio area, outside light, outside tap, lawn area, paved pathway leading to rear decking area, storage shed, tree and shrubs, gate side access.

OUTBUILDING
Wooden double doors, two double glazed windows, power and lighting, laminated wood strip flooring.

FRONT GARDEN
Paved front garden providing OFF STREET PARKING.

COUNCIL TAX
London Borough of Redbridge - Band

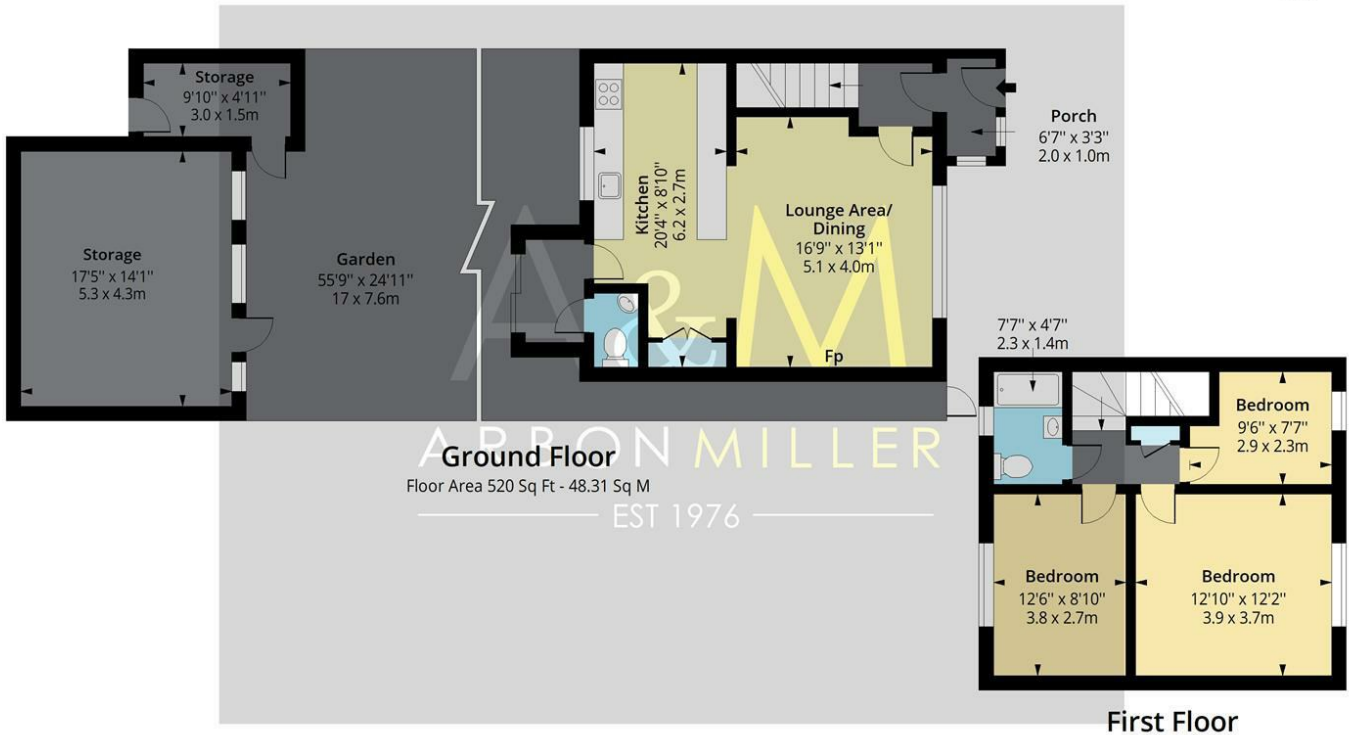
AGENTS NOTE
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. 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.





Addison Road IG6

Approx. Gross Internal Area 981 Sq Ft - 91.13 Sq M
Approx. Gross Storage Area 295 Sq Ft - 27.41 Sq M



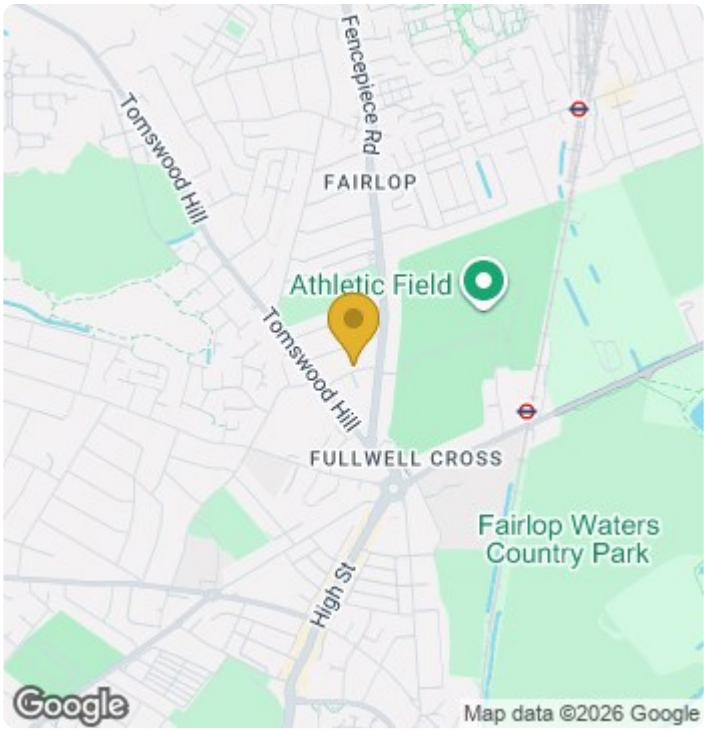
Ground Floor
Floor Area 520 Sq Ft - 48.31 Sq M

First Floor
Floor Area 461 Sq Ft - 42.83 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 10/11/2026



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	


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