



## 392 New North Road, Hainault, Essex IG6 3DY

GUIDE PRICE £650,000 - £675,000 - CHAIN FREE. Situated on the popular New North Road, this impressive modern-built four-bedroom family home offers generous and versatile accommodation arranged over multiple floors. The property features three well-appointed bathrooms, a spacious open-plan kitchen/diner ideal for modern family living and entertaining, along with an additional reception room providing flexible living or working space. Ideally located for a range of well-regarded local schools, everyday amenities, and excellent transport links, this superb home is perfectly suited to growing families seeking space, comfort, and convenience.

### ENTRANCE HALL

Obscure double glazed door with fixed sidelight, tiled floor, double radiator, stairs to first floor with cupboard under, doors to:

### SHOWER ROOM

Shower cubicle with glazed bi folding doors, mixer tap, shower attachment with Rainforest shower head over, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan.

### FRONT RECEPTION

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

### KITCHEN/DINER

Range of wall and base units, working surfaces, cupboards and drawers, five burner gas hob with extractor fan over, eye level oven with integrated microwave, integrated dishwasher, fridge/freezer and washer/dryer, sink top unit with mixer tap, wood strip flooring, three light double glazed window, open to:

### REAR RECEPTION

Double glazed bi folding doors, two double radiators, wood strip flooring.

### FIRST FLOOR LANDING

Stairs to loft room, doors to:

### BEDROOM ONE

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

### BEDROOM TWO

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

### BEDROOM THREE

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

### LARGE SHOWER ROOM

Double walk-in shower unit with mixer tap, shower attachment and rainforest shower head over, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, tiled floor, extractor fan, obscure double glazed window.

### SECOND FLOOR LANDING

Double glazed skylight window.

### BEDROOM FOUR/LOFT ROOM

Double glazed skylight window, wood strip flooring, double radiator, four light double glazed window.

### SHOWER ROOM

Double walkin shower unit with mixer tap, shower attachment and rainforest shower head over, vanity unit with wash hand basin, low level wc, heated towel rail, tiled walls, tiled floor, obscure double glazed window, extractor fan.

### REAR GARDEN

Outside cupboard housing boiler, paved patio area, remainder laid to artificial grass, pedestrian side access.

### FRONT GARDEN

Paved front garden.

### COUNCIL TAX

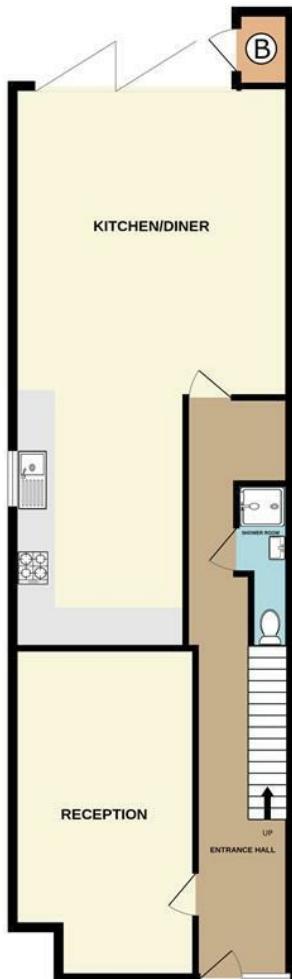
London Borough of Redbridge - Band E

### 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.



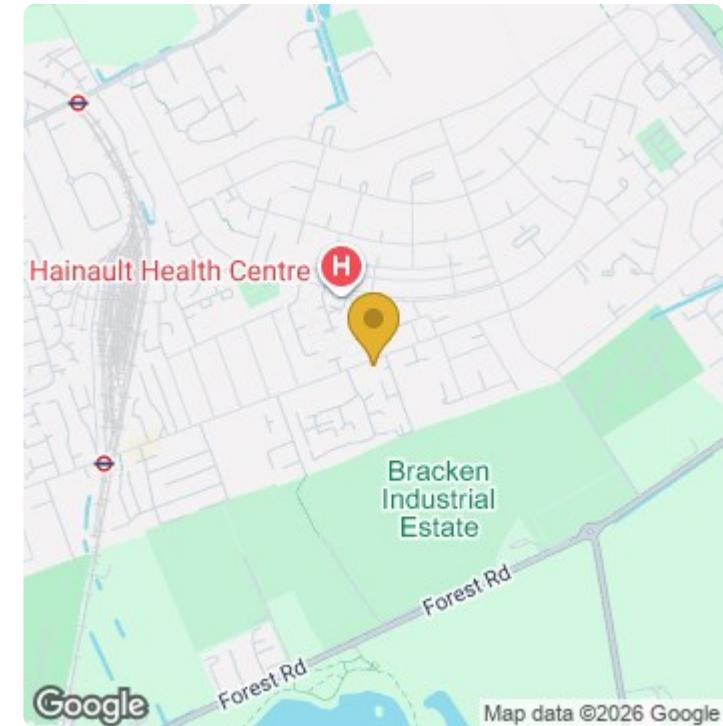
GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1790 sq.ft. (166.3 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 not be used as such by any prospective purchaser. The services, fittings 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) A                                 |                            | 88        |
| (81-91) B                                   |                            | 76        |
| (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<br>2002/91/EC |           |

