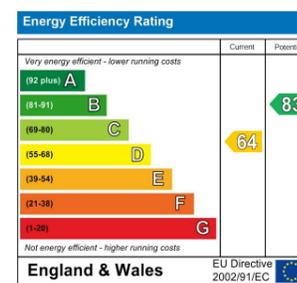
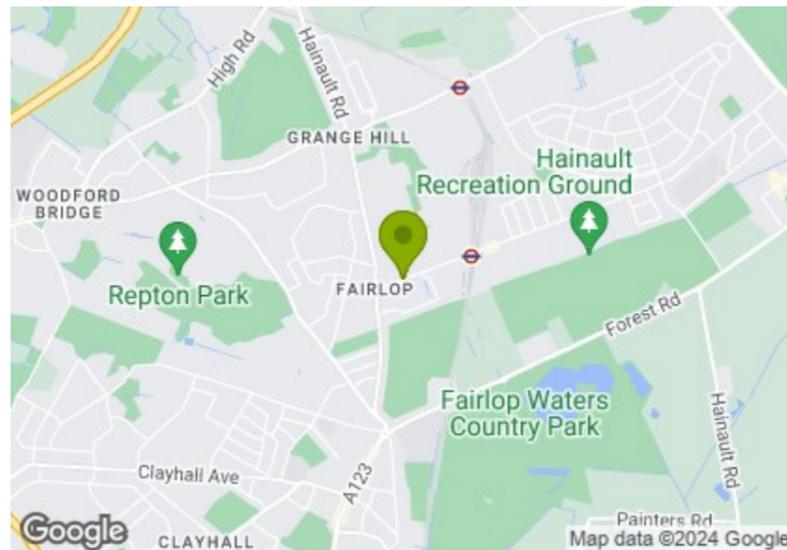




Total Area (Excluding Garden Studio): 125.5 m<sup>2</sup> ... 1351 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## NEW NORTH ROAD, ILFORD Offers In Excess Of £625,000 Freehold 4 Bed House - End Terrace



### Features:

- 1930s End of Terrace House
- Double Fronted
- Four Bedrooms
- Two Bathrooms
- Close to Amenities
- Short walk to Hainault Station
- Driveway for Two Cars
- Large Functional Outbuilding
- Multiple Living Spaces

An impressively proportioned double-fronted four-bedroom 1930s end terrace home situated in a peaceful spot by Hainault Forest Country Park, but still within easy reach of Hainault station and the many amenities around it.

Coming in at more than 1351 square feet, highlights include two bathrooms, a two-car driveway and a sizeable outbuilding which could be used as anything from a gym to home office.

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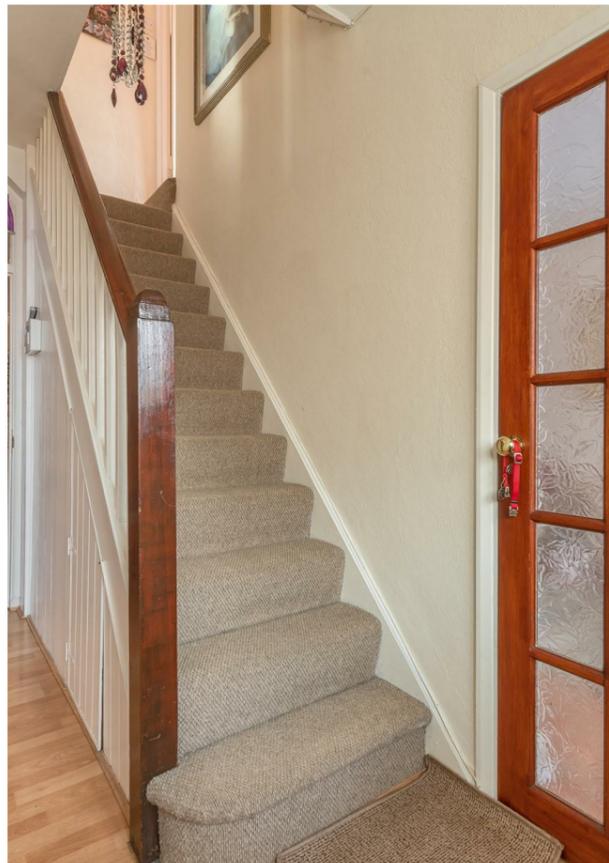
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### IF YOU LIVED HERE...

You'll love the grand sense of space found in this typically 1930s-style home, but you'll also greatly appreciate having two separate reception rooms when you're looking for a cosy retreat or bit of peace and quiet (essential in any busy household). You'll also enjoy adding your own personality, which will be easy to achieve thanks to the neutral decor.

Both reception rooms are gloriously bright, while the kitchen-lounge is a fanatic size, with plenty of storage and pleasingly rustic features. There's ample space for a full-size dining table, so this area will surely become your hub for entertaining. At the rear, you'll find your low maintenance garden, which contains a brilliantly large outbuilding. The only tricky part will be deciding what you use it for.

Upstairs, the four double bedrooms are well balanced, two with custom-storage, while the smallest room would be perfect for a kid's room or home office. You have a bathroom on each floor, banishing the need to queue in the morning.

Beyond the front porch, you can be at the sprawling Hainault Forest Country Park within just a few minutes of driving, while other amenities, such as a Co-op, Tesco Express and Hainault Recreation Ground, can be reached swiftly on foot.

### WHAT ELSE?

- You're only seven minutes from Hainault station, which is on the London Underground Central line.
- Your new local is The Old Maypole, a traditional boozier which has an extensive food and drink menu - and is less than ten minutes on foot.
- Parents will be pleased to know you have an abundance of 'Outstanding' or 'Good' schools in the area.



### A WORD FROM THE EXPERT.....

"It might sound like a cliché but this area truly offers the best of both worlds; you've got two sprawling country parks (Hainault Forest Country Park and Fairlop Waters Country Park) on your doorstep, as well as easy access to London Underground's Central line at Hainault station, so you can effortlessly flit between time in the city or countryside.

As well as a great array of conveniences like supermarkets and restaurants, there are also some excellent pubs, such as the Two Brewers at the cusp of Hainault Forest Country Park. Unlike the day-trippers to the area, you can go for a long ramble and then enjoy a delicious roast and pint, all before strolling home."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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**Garden**  
27'6" x 27'2"

**Garden Studio**  
29'0" x 17'1"

**Bathroom**  
7'10" x 4'5"

**Reception Room**  
11'5" x 20'9"

**Reception Room**  
11'7" x 10'0"

**Kitchen/ Lounge/ Diner**  
14'11" x 31'7"

**Bathroom**  
5'2" x 6'9"

**Bedroom**  
10'2" x 12'4"

**Bedroom**  
6'6" x 6'10"

**Bedroom**  
10'4" x 10'4"

**Bedroom**  
7'6" x 19'0"

**Bathroom**  
6'4" x 5'5"

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