

**104 New North Road
Hainault, IG6 2XJ**



**Offers In Excess Of
£450,000**



KEY FEATURES

- CHAIN FREE
- OFF STREET PARKING AT THE FRONT
- SPACIOUS KITCHEN/ DINER
- LARGE GARDEN
- DOUBLE GARAGE TO THE REAR
- MINUTES WALK TO HAINAULT TUBE STATION
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO LOCAL AMENITIES



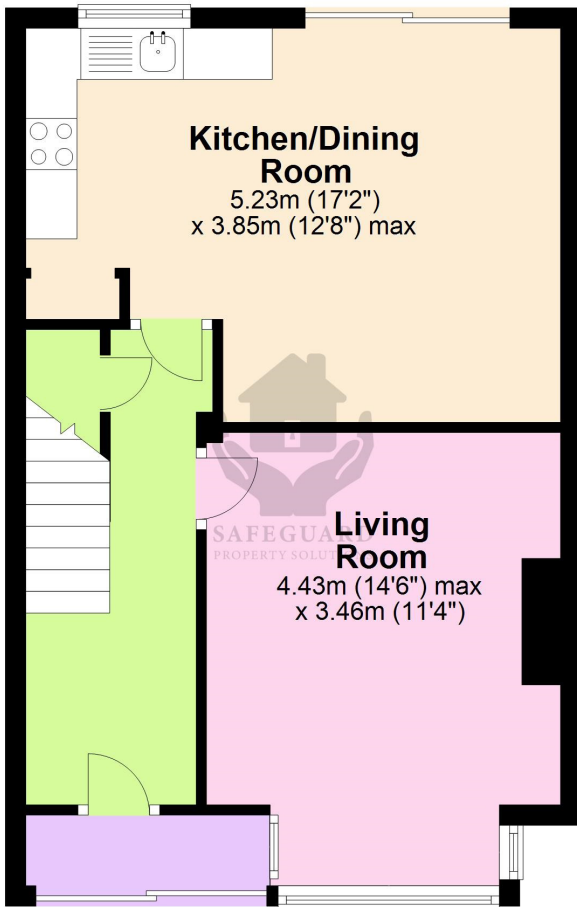
Safeguard Property Solutions are delighted to offer to the market this 3-bedroom house which is in need of some modernisation. With the benefit of having NO ONWARD CHAIN and with potential to extend (STPP) this property is a blank canvass for new owners to put their own stamp on it.

The property has fantastic links to public transport with Hainault Underground Station just a 3 minute walk away and a frequent bus service. This property is also close to all local amenities such as supermarkets, takeaways and restaurants.

On the ground floor the house offers one large reception room and a large kitchen/ diner. To the first floor there are three bedrooms and a family sized bathroom/ shower room. Externally the property offers a paved front driveway and a larger than average rear garden measuring approx 95' length which is mainly laid to lawn with bush, tree and shrub borders and an outside WC. At the rear of the garden is a huge double garage accessed via a gated private road at the rear and also from the garden.

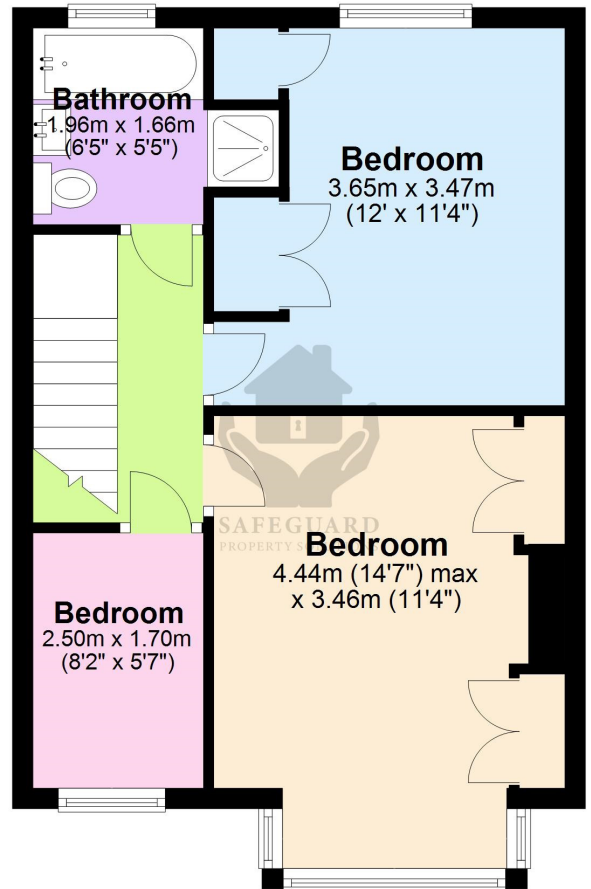
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



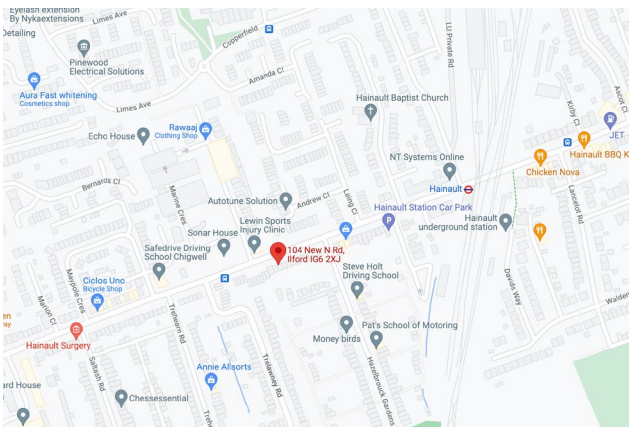
First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



The information provided in these particulars is for guidance only and should not be relied upon. These particulars do not form part of the contract. Any services, appliances and heating systems have not been checked or tested and no planning permissions or building regulations have been verified.



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