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Mount Avenue, E4 6SY



Asking Price £499,995 Freehold



Kings group are pleased to offer for sale this 2 bedroom home having been much improved by its previous owners to include new kitchen and bathrooms shutters all round to name a few. On the ground floor you have a through lounge with darkwood laminate flooring. there is a newly fitted kitchen and an all important shower room. To the first floor you have 2 bedrooms the main being a generously proportioned 17'ft in size. The 2nd bedroom also a double has fitted wardrobes. There is a garden to the rear with a small garden to the front. This home is perfectly located to all south chingford numerous amenities on your doorstep. Call now on 02085247444 for further details

Lounge 25'11 x 11'9

kitchen 14'5 x 5'11

Shower room

Bedroom 17 x 11

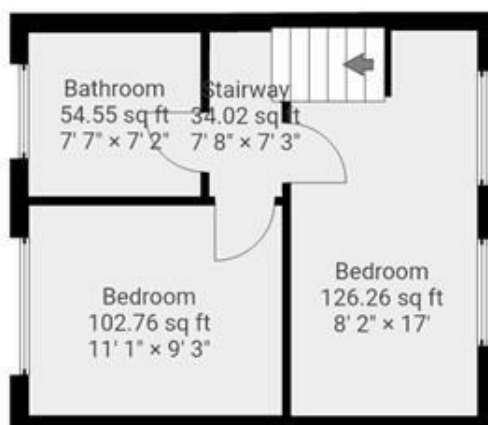
Bedroom 11'5 x 9'11

Bathroom 8'3 x 6'11

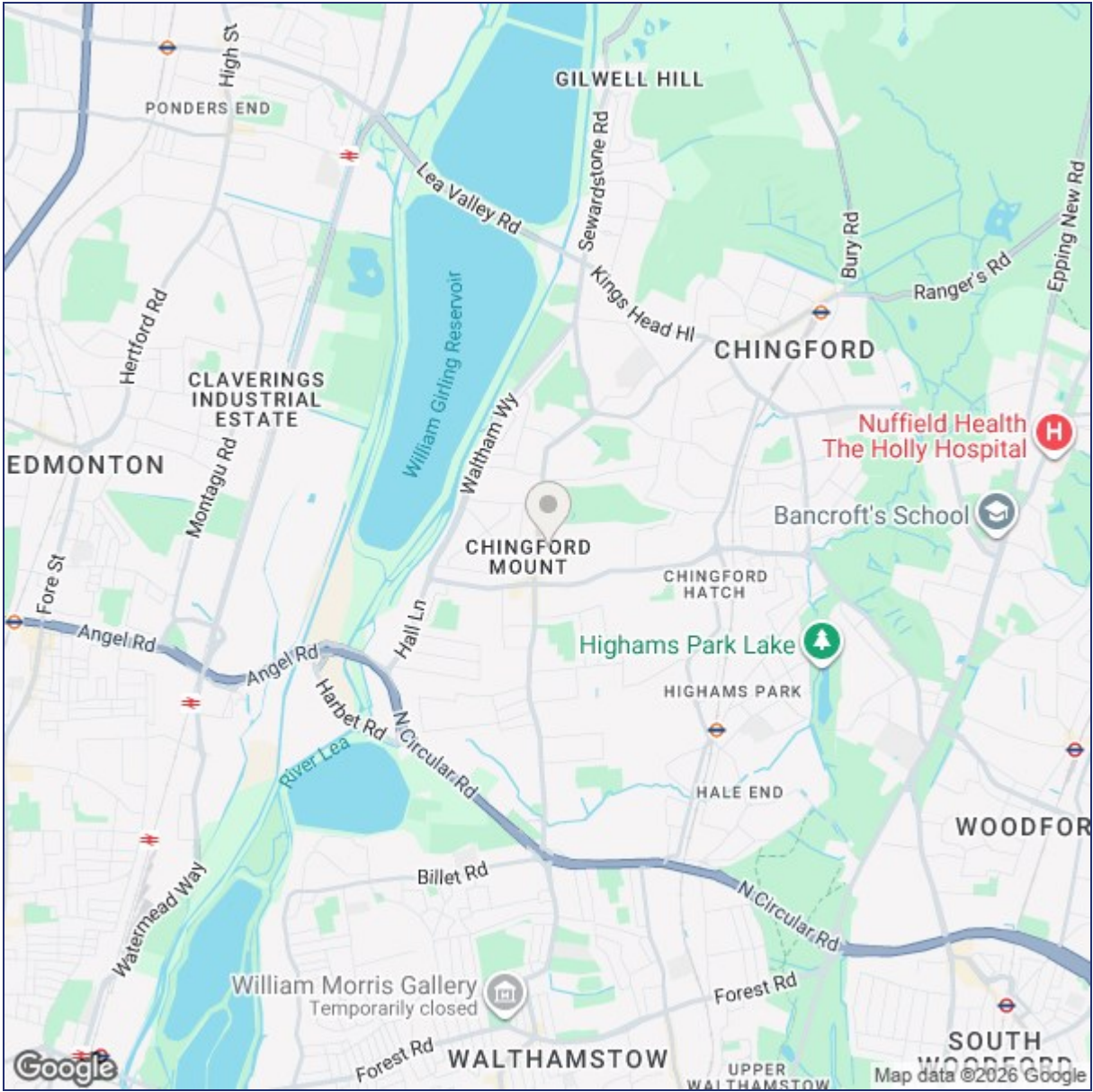
Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
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4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

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