

86 Old Church Road
Chingford
E4 8BX

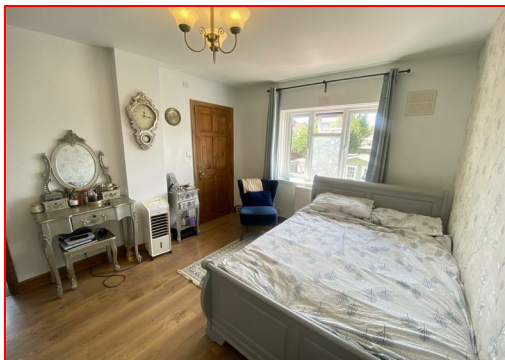
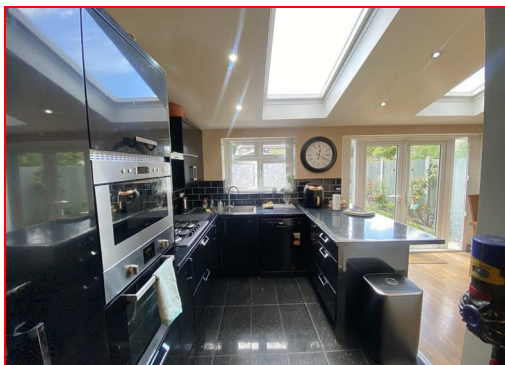
T: 0208 524 7444
www.kings-group.net



Merryhill Close, E4 7PT



Guide Price £625,000 Freehold



GUIDE PRICE £625,000 - £650,000

CUL-DE-SAC LOCATION!

Kings Group are delighted to offer for sale this extended three-bedroom semi-detached family home, nestled in a quiet cul-de-sac of just 12 properties.

The ground floor features a spacious through lounge with direct access to a generously sized L-shaped kitchen/dining room, perfect for family living and entertaining. The kitchen is fitted with a range of base and eye-level units, integrated appliances, oven, hob, and extractor fan. A highly sought-after ground floor WC completes this level.

Upstairs, you'll find three well-proportioned bedrooms, all benefiting from fitted wardrobes. The main bedroom further boasts a modern en-suite shower room, in addition to a stylish family bathroom.

Externally, the rear garden is mainly laid to lawn with mature bordering plants and shrubs, gated side access, and a versatile summer house—ideal as a home office, gym, or studio. To the front, there is off-street parking.

Early viewing is highly recommended—call now on 0208 524 7444 for further details!

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Broadband (estimated speeds)

Standard 29 mbps

Superfast -

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

LOUNGE 28'1 x 11'6

KITCHEN/DINER 19'6 x 18'8

WC

BEDROOM 13'2 x 10'6

ENSUITE

BEDROOM 14'1 x 10'5

BEDROOM 7'9 x 7'4

BATHROOM

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

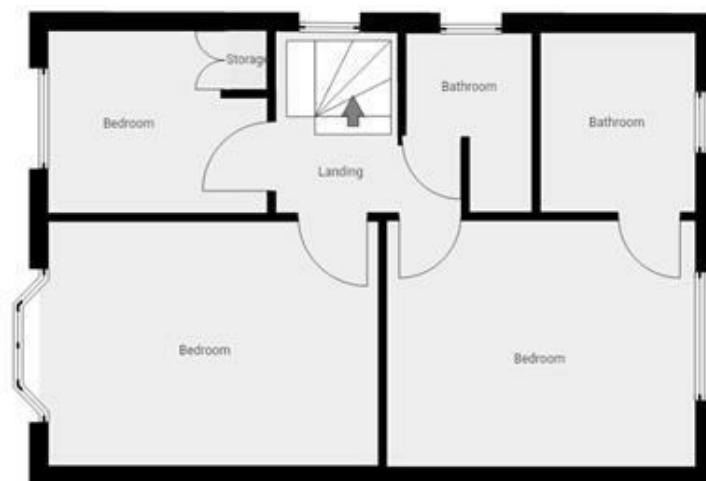
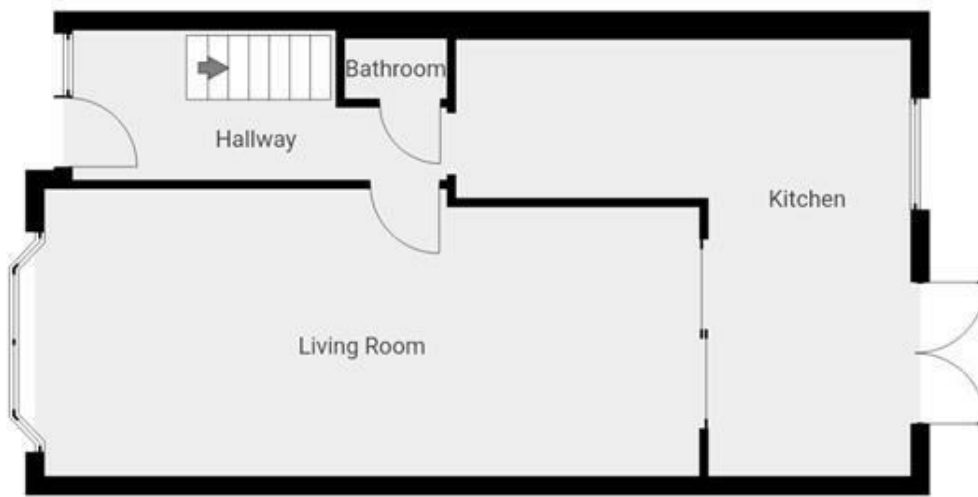
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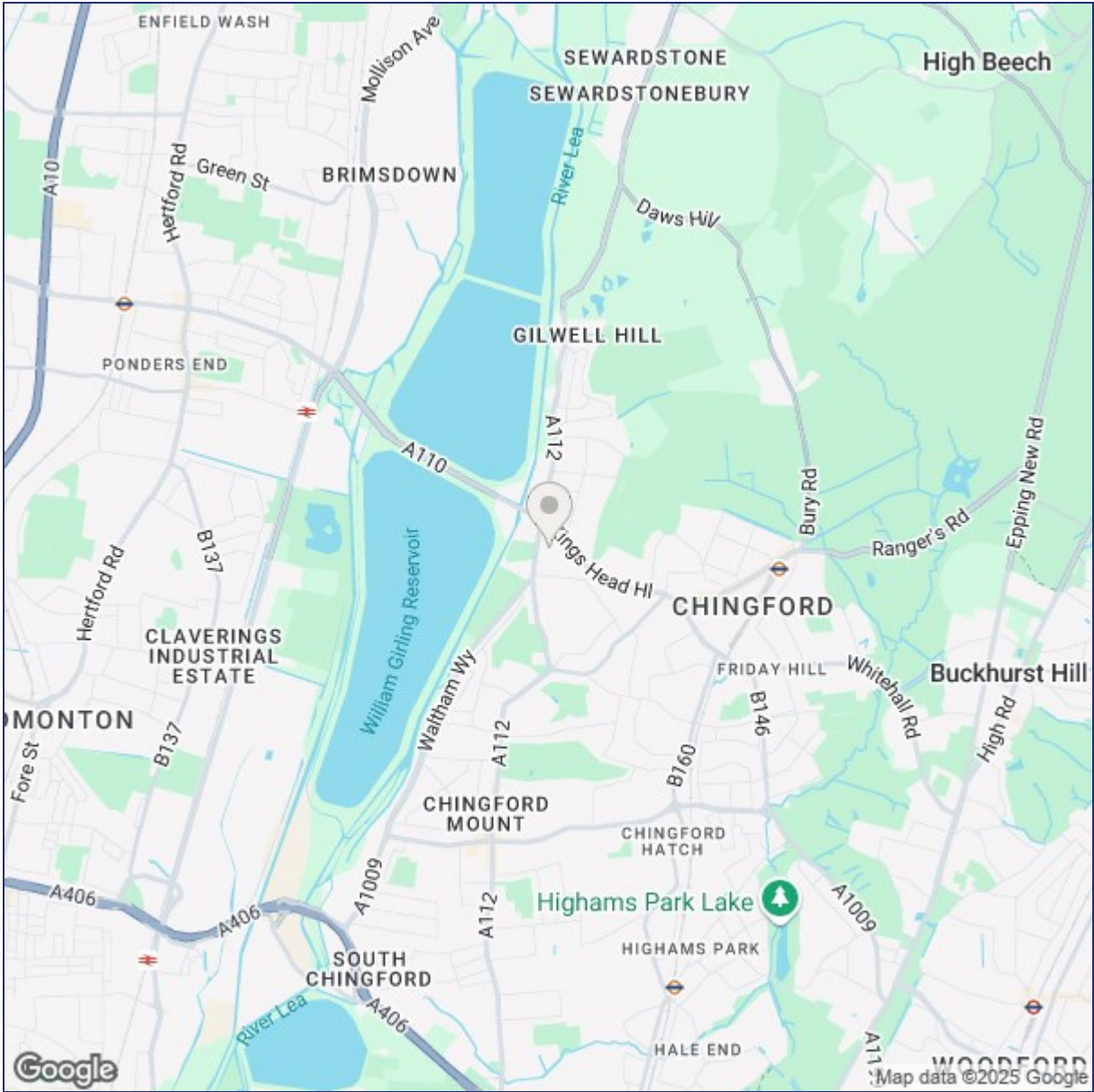
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

