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## Lavender Close, E4 8AL



**Guide Price £430,000 Freehold**



MODERN LIVING READY TO MOVE INTO! KINGS OF CHINGFORD ARE DELIGHTED TO OFFER THIS NEWLY BUILT TWO BEDROOM MID-TERRACED PROPERTY LOCATED IN A SMALL PRIVATE DEVELOPMENT CONVENIENTLY LOCATED CLOSE TO CHINGFORD MOUNT SHOPPING AND TRANSPORT FACILITIES. THE PROPERTY BOASTS MANY FEATURES WHICH INCLUDE TWO DOUBLE BEDROOMS, ENSUITE IN THE MASTER BEDROOM AND AN ADDITIONAL BATHROOM, OPEN PLAN LOUNGE, MODERN FITTED FULLY INTEGRATED KITCHEN, DOWNSTAIRS CLOAKROOM. EXTERNALLY THERE IS A 35FT REAR GARDEN AND ALLOCATED PARKING BAY.



TAKE ADVANTAGE OF THE A PROPERTY THAT CAN BE MOVED INTO WITH MINIMAL WORK, VIEWINGS ARE HIGHLY RECOMMENDED.

PLEASE CALL FOR FURTHER DETAILS!

#### **OWNERS COMMENTS**

WE HAVE LIVED HERE SINCE THE PROPERTY WAS BUILT AND IT BEEN A LOVELY HOME, WE ARE NOW MOVING OUT OF LONDON CLOSER TO FAMILY!



**ENTRANCE HALL 17'11 6'04**

**DOWNSTAIRS W.C 6'08 2'11**

**KITCHEN/DINER 20'6 8'7**

**LOUNGE 15'4 13'4**

**BATHROOM 7'3 5'0**



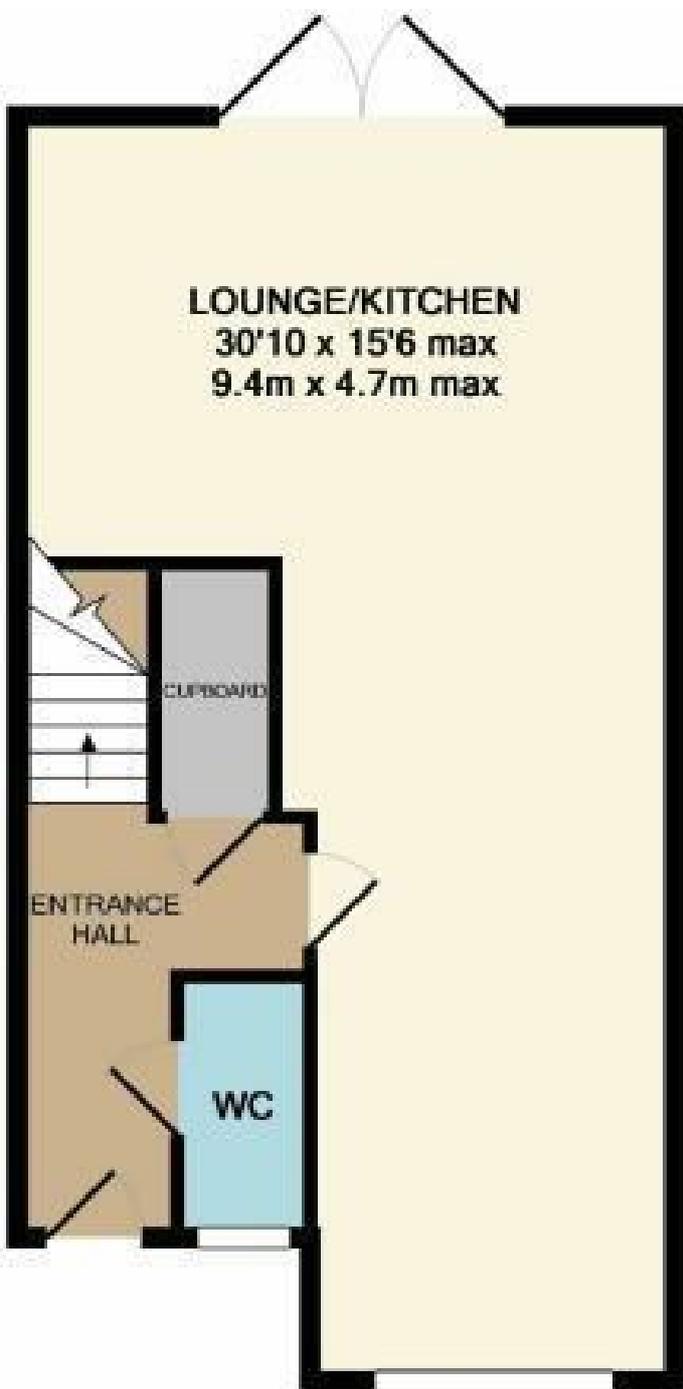
**MASTER BEDROOM 13'02 10'02**

**ENSUITE 5'4 5'4**

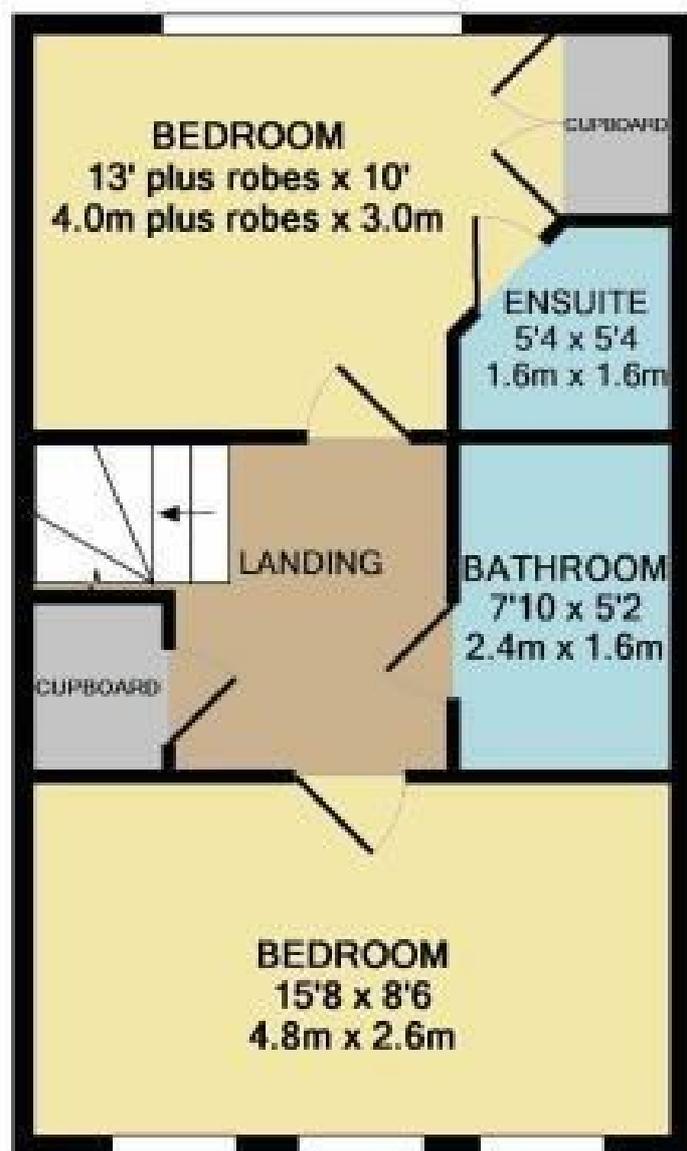
**BEDROOM 2 15'07 8'06**

**REAR GARDEN 35**





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

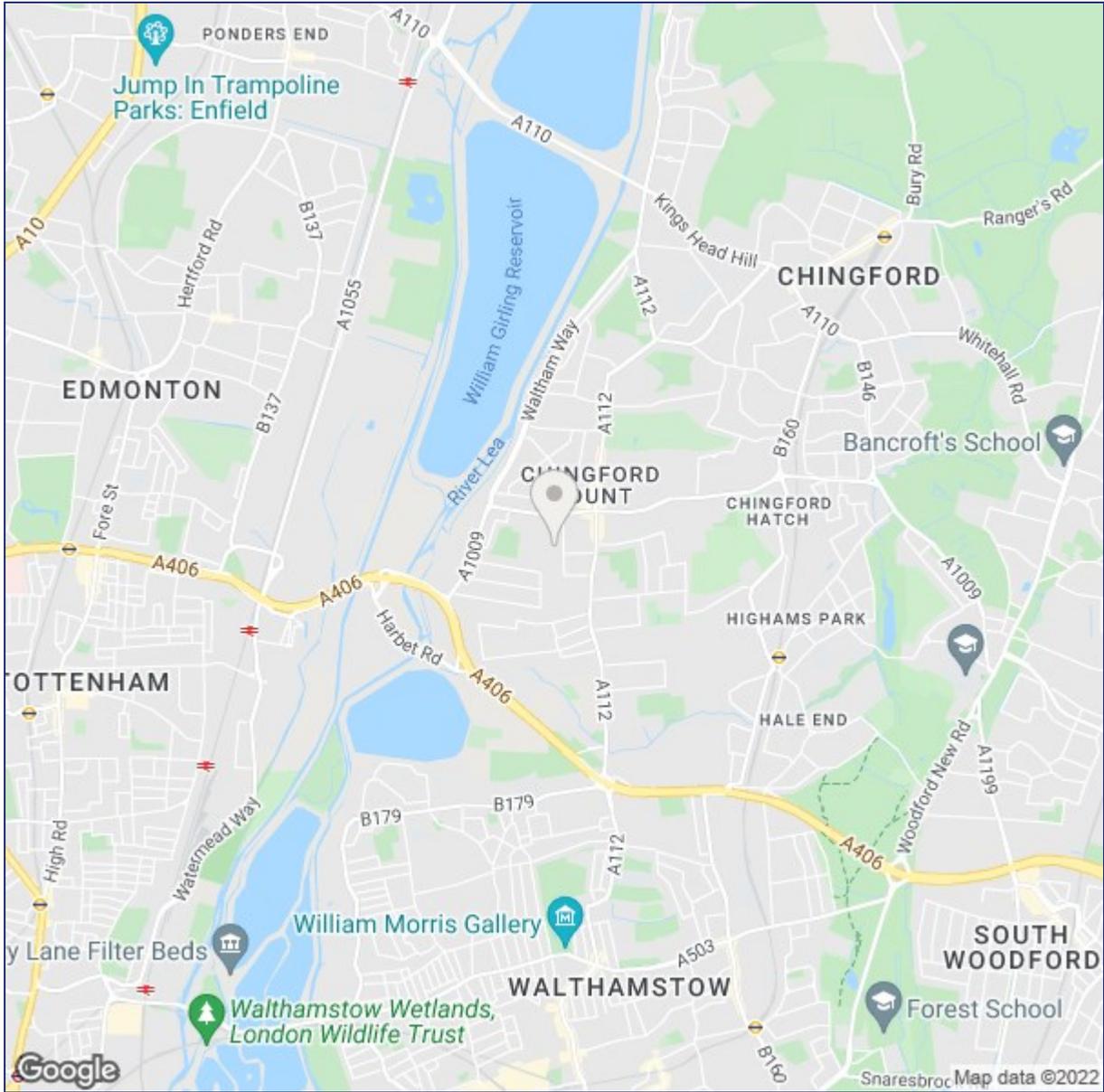


**1ST FLOOR**  
APPROX. FLOOR  
AREA 387 SQ.FT.  
(36.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)**

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">88</span>  <span style="font-size: 1.5em;">74</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">87</span>  <span style="font-size: 1.5em;">74</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.

