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Lavender Close, E4 8AL



Offers In Excess Of £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

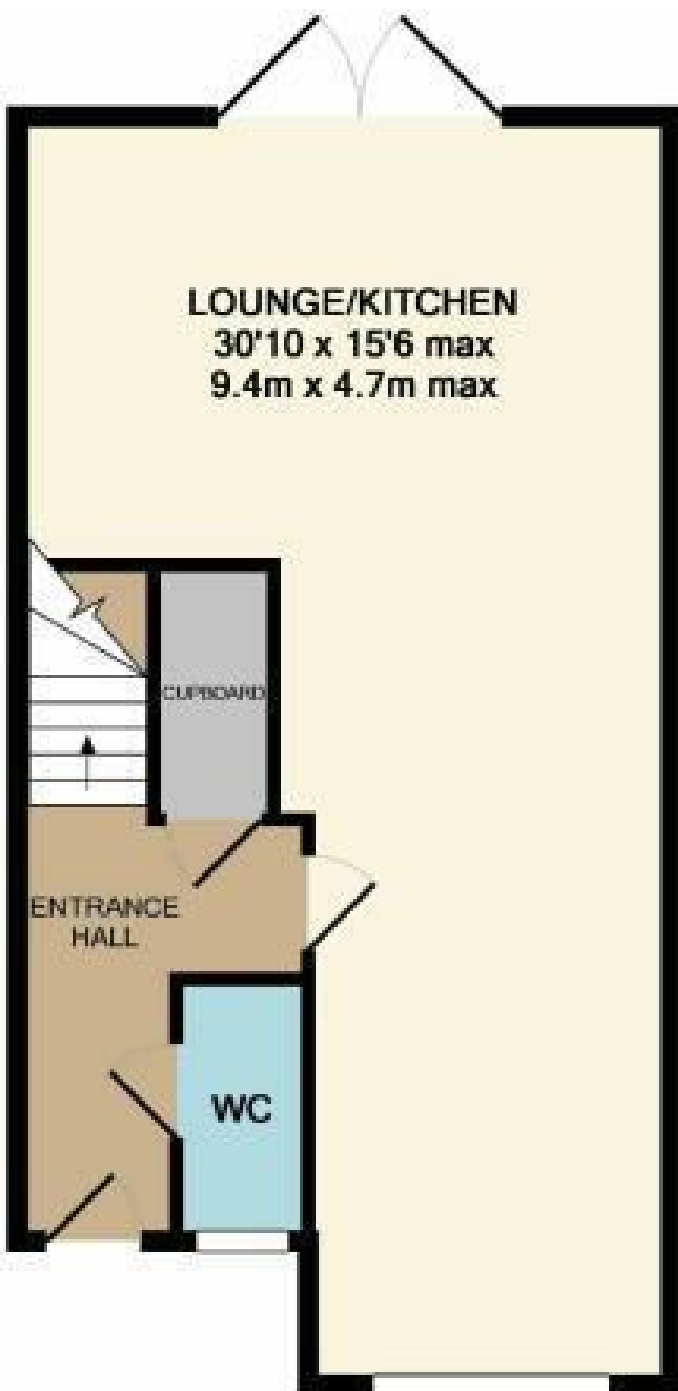
BATHROOM 7'3 5'0

MASTER BEDROOM 13'02 10'02

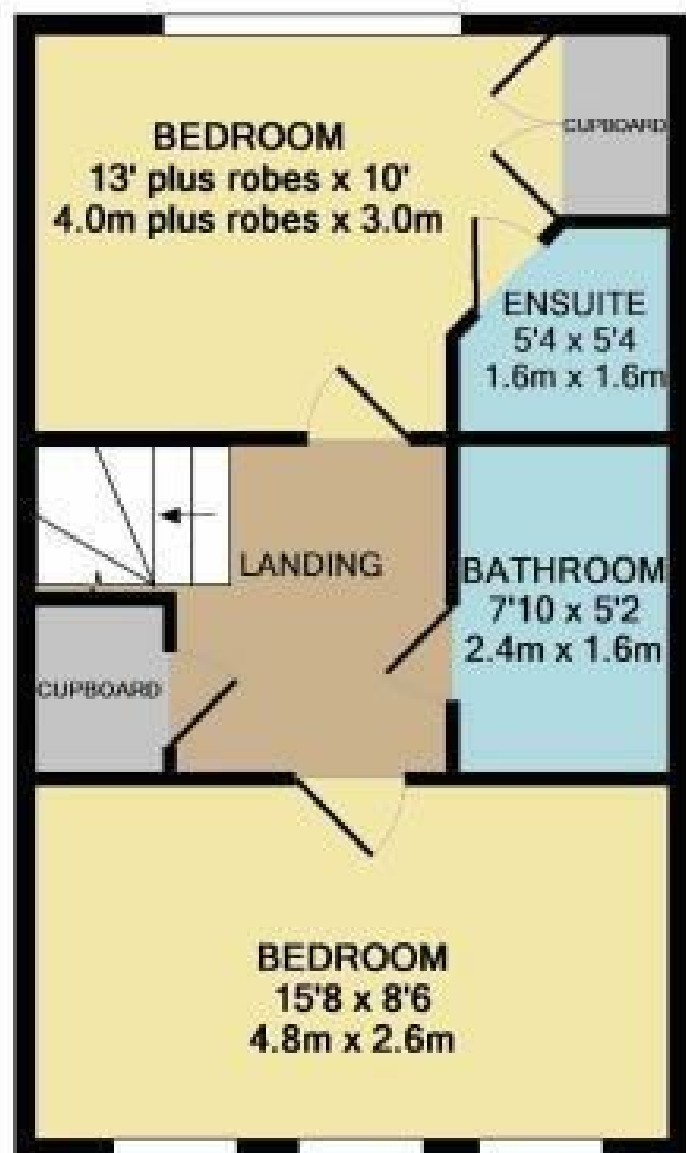
ENSUITE 5'4 5'4

BEDROOM 2 15'07 8'06

REAR GARDEN 35



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

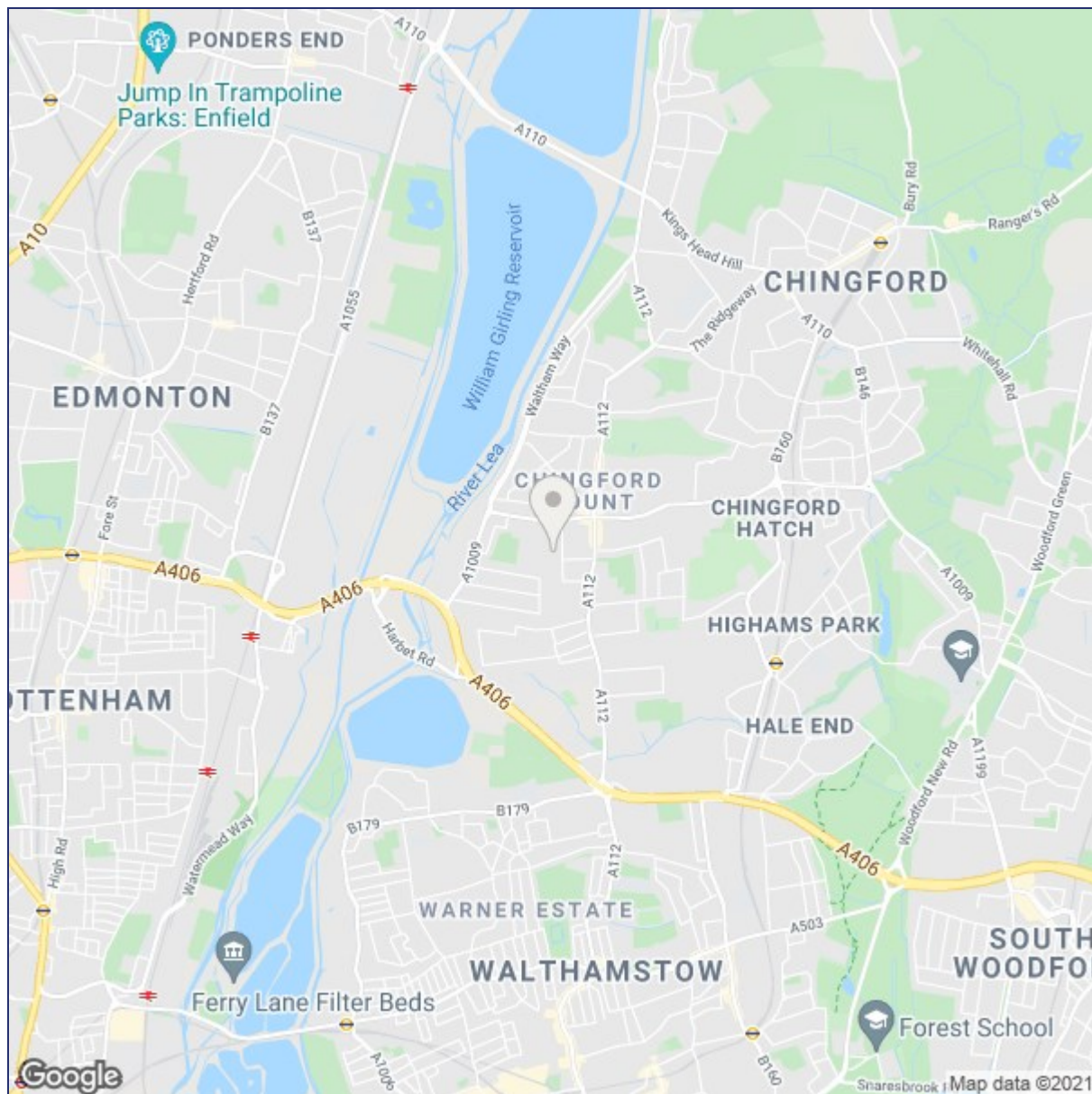


1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

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			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		88	(92 plus) A		87
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C	74	
(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 EU Directive 2002/91/EC			England & Wales 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.

