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The Close, E4 9NU



Offers In The Region Of £520,000 Freehold

*****3 BEDROOM SEMI-DETACHED HOUSE*****

*****HIGHAMS PARK*** GREAT TRANSPORT LINKS*****

Kings of Chingford are pleased to offer to the market this well proportioned three bedroom family home.

Offering great transport links this three bedroom semi-detached house is well located with easy access to the A406 and Highams Park station.

The property itself is arranged over two floors. The ground floor is comprised of a capacious, open plan living/dining room, providing a bright and airy reception room, perfect for entertaining. The kitchen is finished with base units and roll top work surfaces. To the first floor you have three generously sized bedrooms, with bedrooms one and two being good size doubles with ample space for free standing storage. Bedroom three is a spacious double. The bathroom is partially tiled and finished with a modern white three piece suite.

To the front of the property you have a walled garden, with side access. The garden to the rear is partially paved, partially laid to lawn, offering the ideal space for hosting summer gatherings. Energy Rating D.

This lovely home is well suited to families or first time buyers. Call one of our 2 Chingford offices now to arrange your viewing and avoid disappointment.

Tenure:
Freehold

LIVING/DINING ROOM 23'04 x 12'08

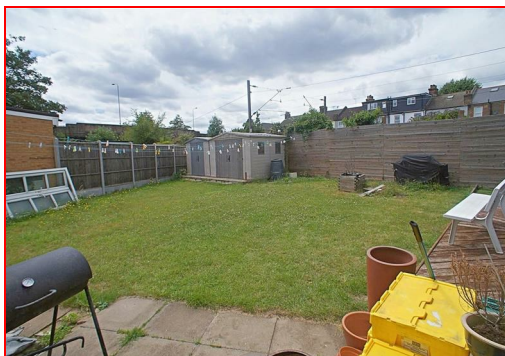
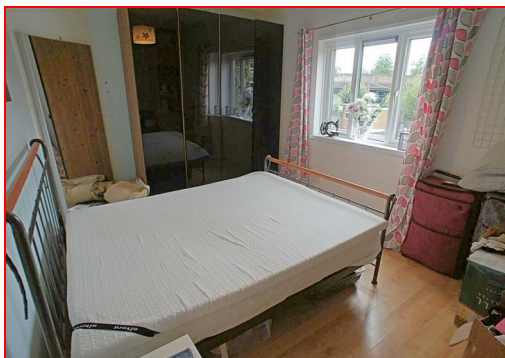
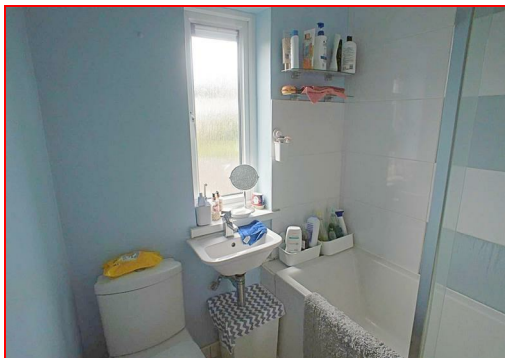
KITCHEN 11'04 x 7'03

BEDROOM ONE 12'08 x 11'09

BEDROOM TWO 14'02 x 10'03

BEDROOM THREE 8'10 x 8'02

BATHROOM 6'04 x 5'09



Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)

Hall

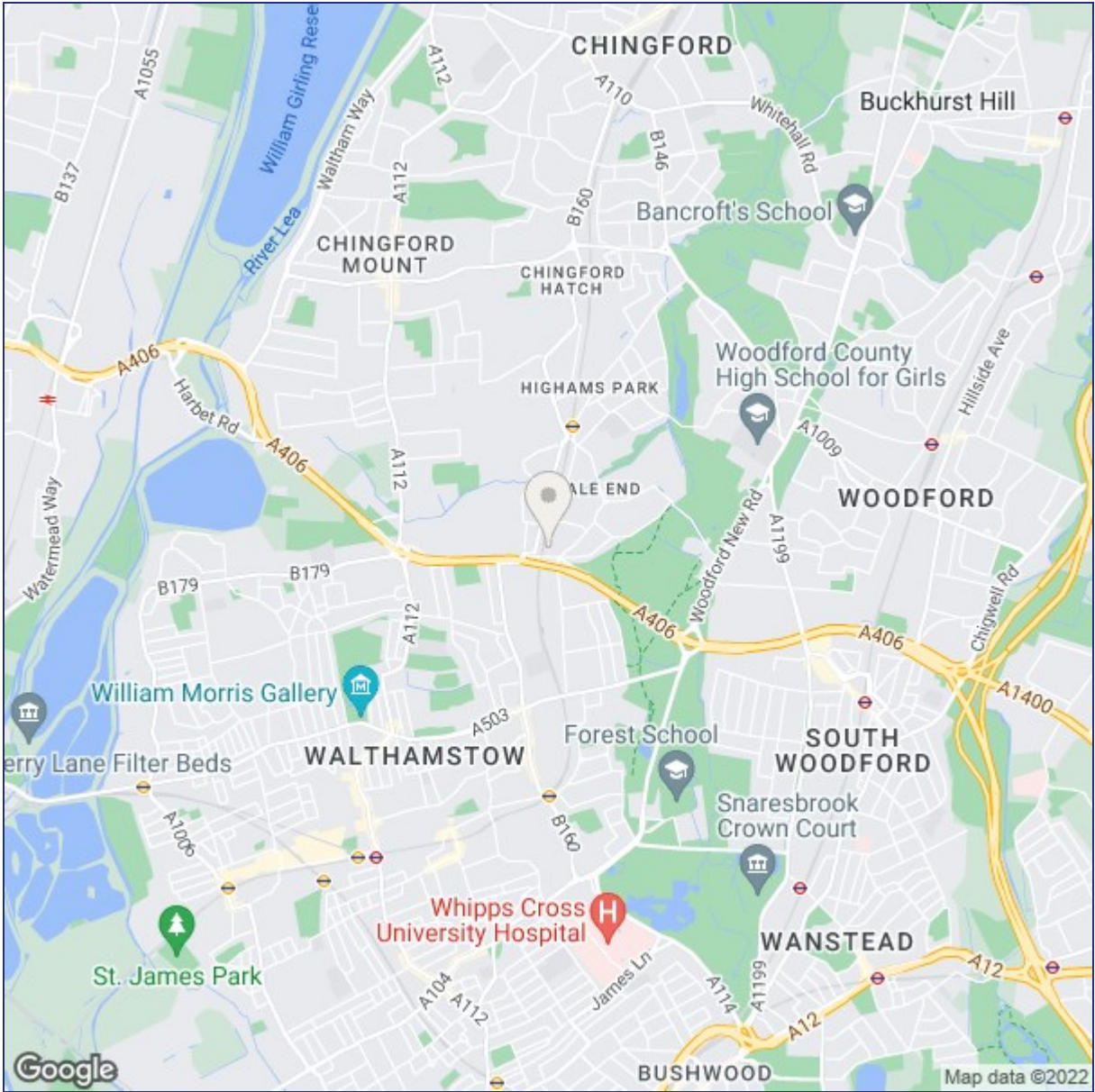
3.54m x 1.78m
(11'7" x 5'10")

Lounge/Diner

7.10m x 3.85m
(23'4" x 12'8")

Kitchen

3.46m (11'4") max
x 2.21m (7'3")



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.

