



P Permit holders only Mon - Sun 7.30 am - 10.30 pm

Lena Kennedy Close,
E4 9XD
London





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9XD

GUIDE PRICE £375,000 - £400,000

Kings Group Chingford are pleased to offer for sale this 2 bedroom modern home located within walking distance of Highams Park BR station and all its amenities this sought after area has to offer.

The property features a spacious lounge leading onto a fitted kitchen.

The first floor boast 2 double bedrooms and a family bathroom. The exterior features a manageable garden with artificial lawn and a paved patio area.

This property must be seen to be fully appreciated call now on 0208 524 7444.

O2 Good
EE Good
Three Good
Vodafone Good

Broadband (estimated speeds)
Standard 10 mbps
Superfast -
Ultrafast -
Satellite & Cable TV Availability
BT
Sky

Offers In Excess Of £375 000



- 2 BEDROOM HOUSE
- DOUBLE GLAZED WINDOWS
- FAMILY BATHROOM
- EPC RATING C

- GAS CENTRAL HEATING
- FITTED KITCHEN
- WALKING DISTANCE TO HIGHAMS PARK STATION

LOUNGE 13' x 11'4 (3.96m x 3.45m)

KITCHEN 11'4 x 7'2 (3.45m x 2.18m)

BEDROOM 11'4 x 9'9 (3.45m x 2.97m)

BEDROOM 11'4 x 8'2 (3.45m x 2.49m)

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.

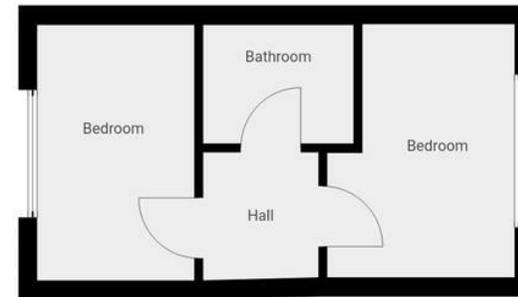
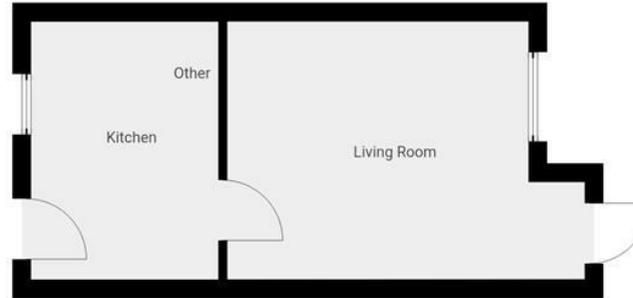
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS

REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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	



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. Note: These details are correct at time of going to press.

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