

| Three Bedrooms | Attached Garage | Own Drive | Potential to Extend (STPP) | Cul de Sac | Chain Free | Good Sized Garden | Through Lounge | Fitted Kitchen |

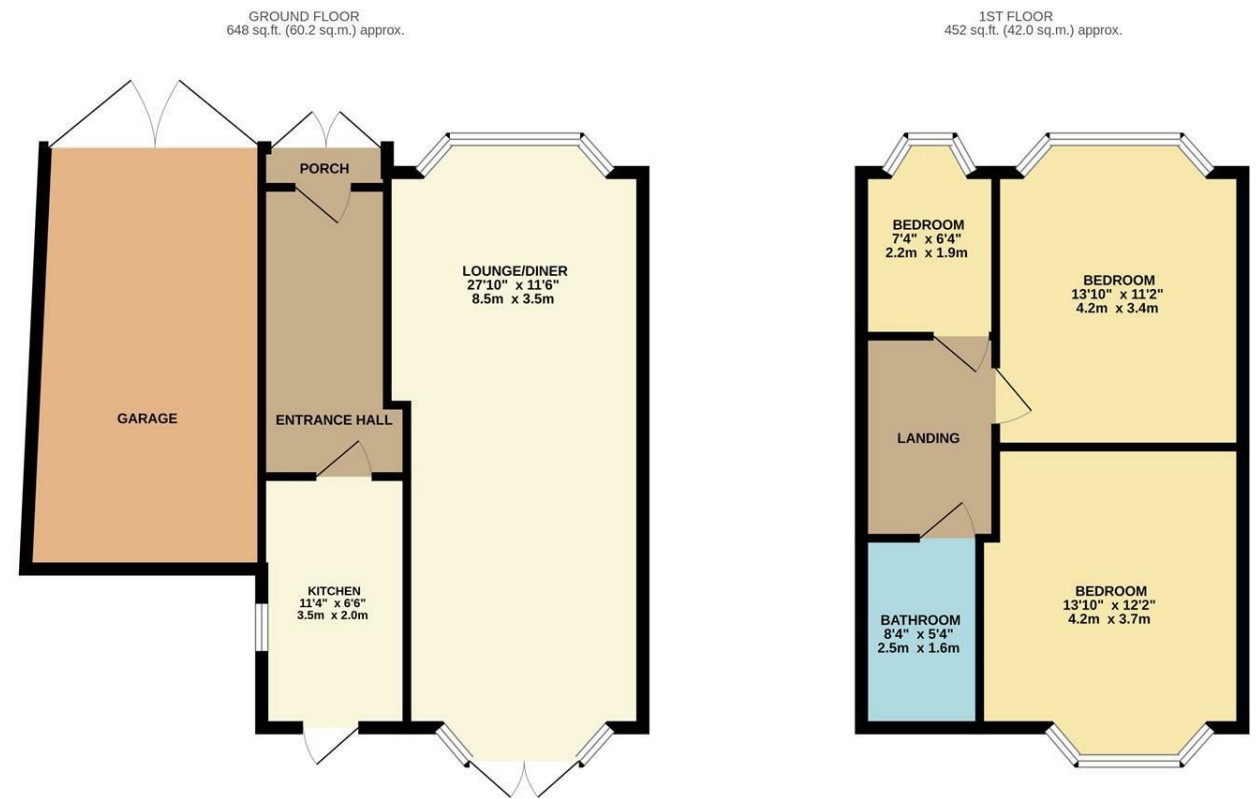
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Rampton Close, Chingford, E4 8BE
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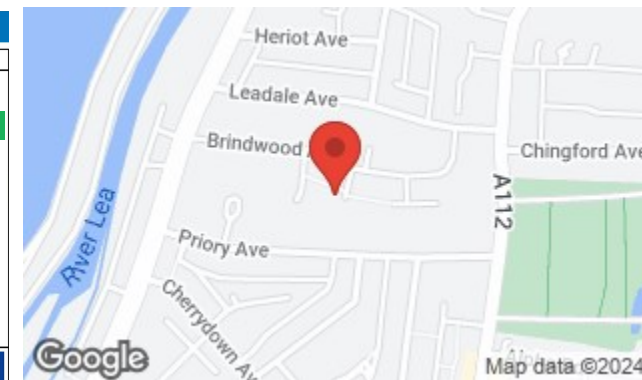
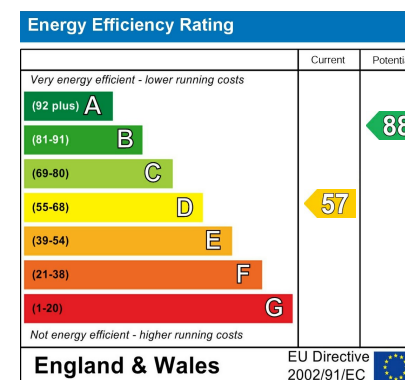
TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Situated within this Cul De Sac location and within easy reach of both Chingford Mount and North Chingford is this Three Bedroom Semi Detached house with an Attached Garage to side with own Drive.

The property itself comprises of a 27ft Through Lounge with door out to the Rear Garden and a Fitted Kitchen on the Ground Floor and Three Bedrooms and a Bathroom on the First Floor.

Externally there is a Good Sized rear garden with access into the Attached Garage. To the Front of the property we have a drive that provides Off Street Parking and a lawned area to side.

Applicants should also note the huge potential to extend the property (STPP) so an early internal viewing is advised.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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