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Austen Close, IG10 3TX



Offers In Excess Of £400,000 Freehold

CHAIN FREE

Kings is pleased to offer for sale this 2-bedroom mid-terrace home. The ground floor includes a spacious lounge and a kitchen equipped with base and wall units, along with an oven, hob, and extractor fan. On the first floor, there are three bedrooms and a family bathroom with a separate WC. The front and rear gardens are paved and feature plants and shrubs along the borders. The property also includes allocated parking at the front.

Located near good schools, local amenities, and just a short walk from Debden Central Line Station, this house is ideal for families seeking quality education and convenient shopping and dining options.

Call Kings Group today to arrange your viewing on 0208 524 7444!

FREEHOLD
Council Tax Band C
EPC Rating TBC

Debden Station 0.5 mile walk.

Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 4 mbps
Superfast 33 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LOUNGE 14'9 x 11'2

KITCHEN 11'2 x 9'

LANDING

BEDROOM 13'8 x 8'2

BEDROOM 14' x 6'11

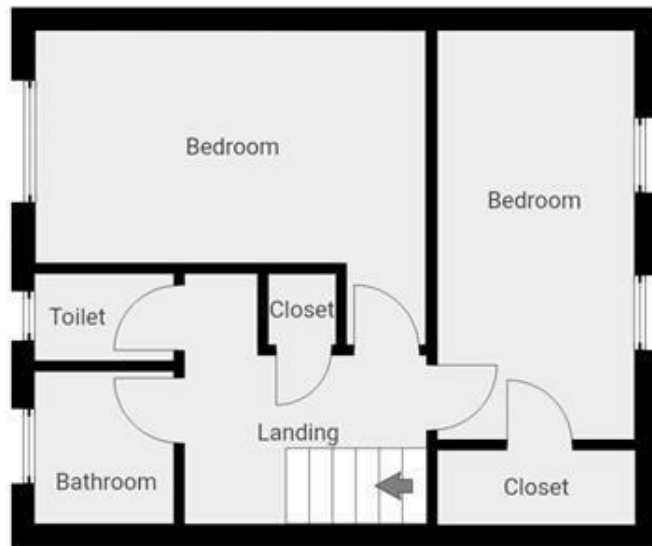
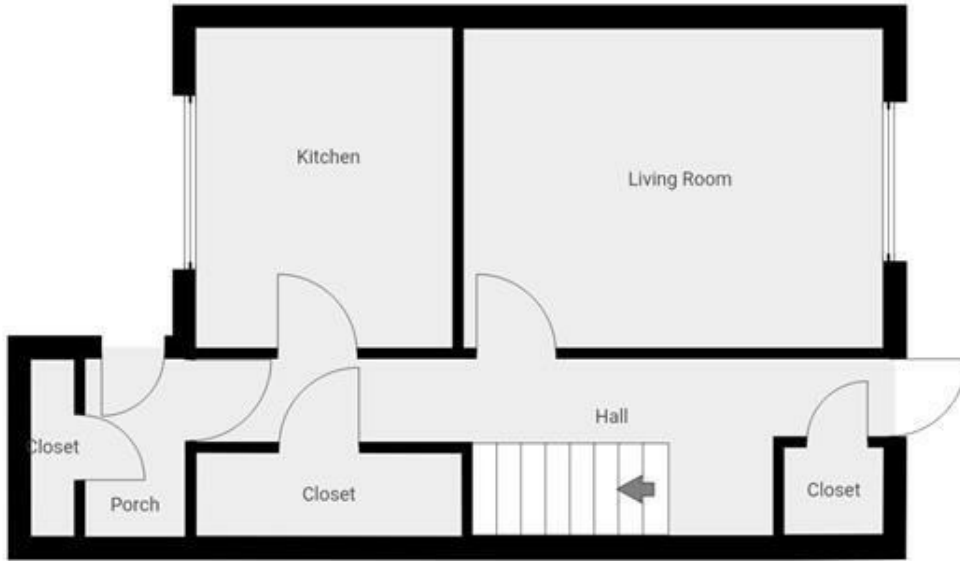
BATHROOM

ALLOCATED PARKING

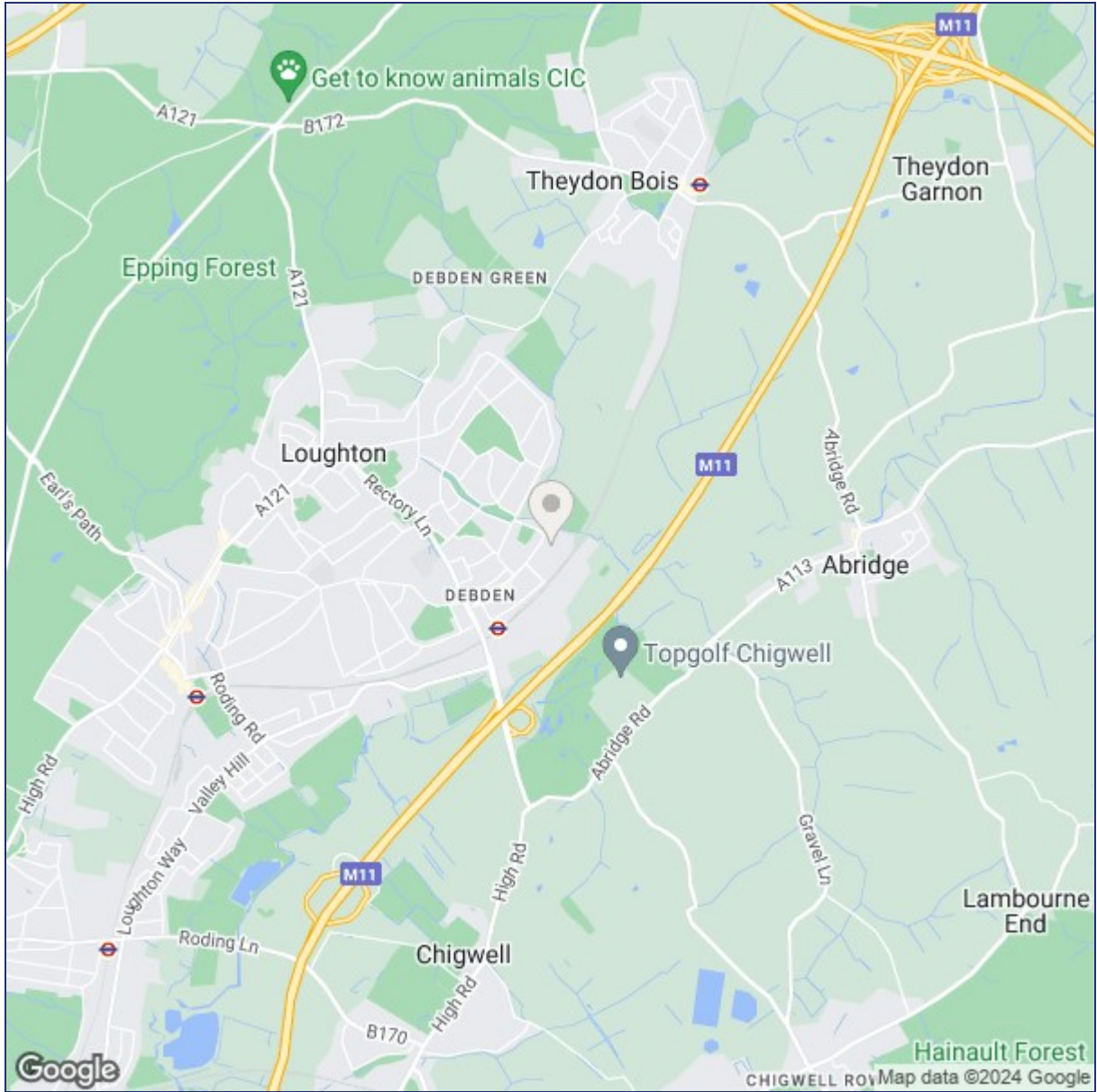
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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 WHATSOEVER IN RELATION TO THIS PROPERTY.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(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

("These details are correct at time of going to press").

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