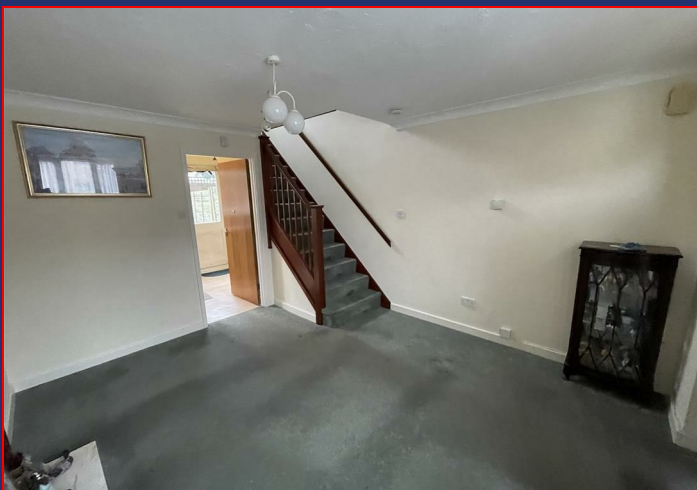


32 Station Road  
North Chingford  
London  
E4 7BE

T: 0208 529 7685  
[www.kings-group.net](http://www.kings-group.net)



## Westminster Gardens, E4 6ER



**Asking Price £304,995 Freehold**





**CHAIN FREE!!!**

**\*\*\*1 BEDROOM HOUSE IN NORTH CHINGFORD\*\*\*\***

Kings of Chingford are delighted to offer to the market this well located one bedroom terraced house.

Situated just a 10 min walk to Chingford station and a short drive to Highams Park station this property boasts great transport links. Also being nearby to North Chingfords Station Road and all the boutique amenities that its high street has to offer.

The property itself is arranged over two floors, with the ground floor boasting a nice size living/dining room and kitchen, which has been finished with white base & eye level units, tiled splash backs and roll top work surfaces.

To the first floor you have the fully furnished bathroom, completed with a cream three piece suite. The bedroom is a good size double with space for storage.

To the front of the property you have a parking space for one vehicle. To the rear you have a private, laid to lawn garden.

In need of modernisation throughout, but providing a great opportunity for first time buyers or investors, this property really must be seen to be fully appreciated.

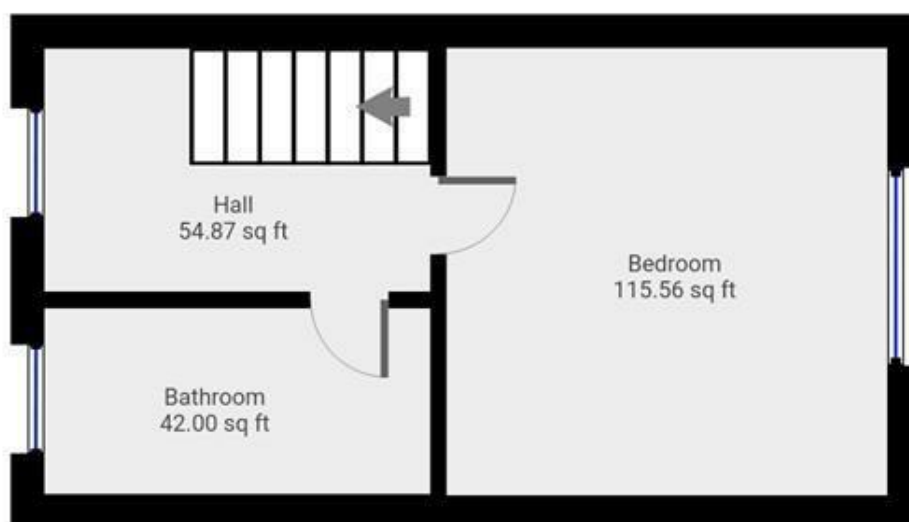
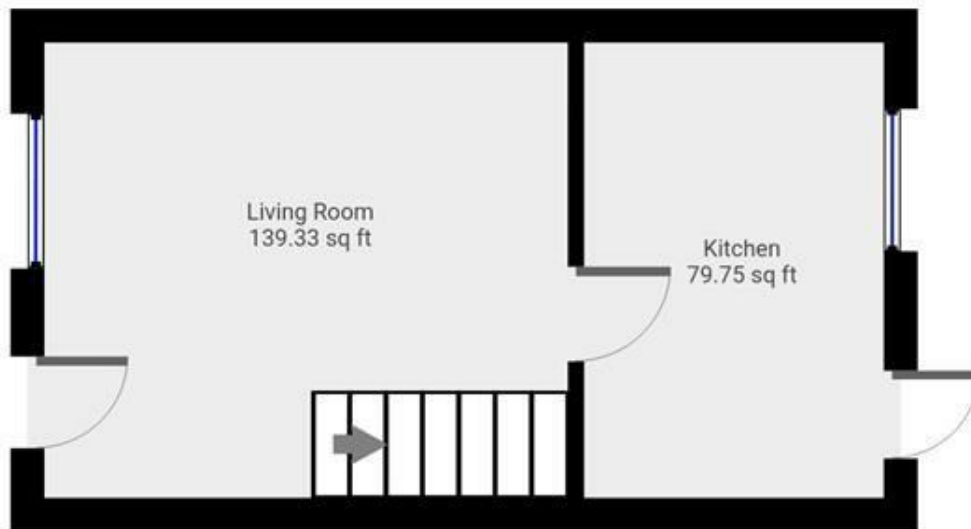
Call one of our 2 Chingford Offices to arrange your viewing and avoid disappointment.

**LIVING/DINING ROOM 12'82 x 11'02**

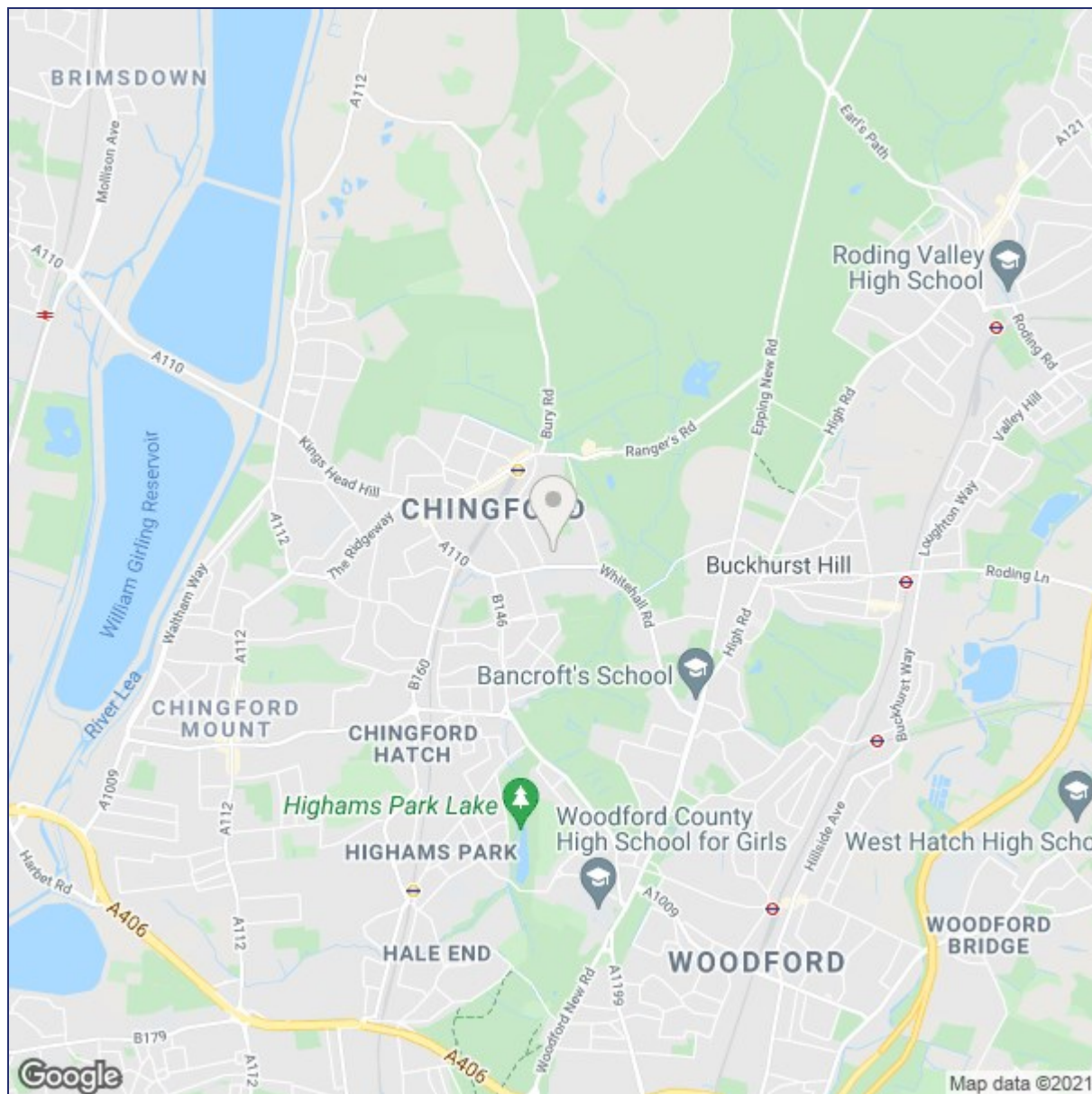
**KITCHEN 11'13 x 7'28**

**BATHROOM 9'37 x 4'60**

**BEDROOM 10'96 x 10'83 x 7'99**



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>			<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

("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.

