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The Bracken, E4 7HY



Offers In Excess Of £475,000 Freehold



Kings Group are delighted to present to market this well presented spacious two bedroom property located in a quiet Cul de sac in North Chingford. Situated a short distance from Station road, the property benefits from nearby amenities and transport facilities (BR to Liverpool street & bus links). Boasting several features which include double glazing and gas central heating. On the ground floor you will find wooden flooring throughout, an open plan lounge leading on to a presentable tile floored kitchen to the rear, beyond the double doors lies a landscaped 60ft approx west facing garden. To the first floor are two good sized double bedrooms both benefiting from built in wardrobes and serviced by a three piece bathroom suite. With potential to extend to the rear or into the loft (STTP) this property would make for a great family home.

Council Tax Band D
EPC TBC

Call now to avoid disappointment and arrange a viewing 0208 524 7444

ENTRANCE HALL 4.37 x 7.93

Wooden flooring throughout, leading to wooden flooring stairs to first floor and door to lounge

LOUNGE 18'80 x 10'60

Wooden flooring throughout, double glazed windows, radiator, painted wooden ceiling beams, under stair storage, double doors leading to kitchen

KITCHEN 10'35 x 14'10

Tiled flooring throughout, double glazed window, painted wooden ceiling beams, spotlights and double glazed double doors leading to the garden

BEDROOM 1 14'20 x 12'2

Wooden flooring throughout leading in from landing, large double glazed window pane, single hanging light fixture, built in mirrored wardrobes and wooden door wardrobes

BEDROOM 2 13'80 x 8'3

Wooden flooring throughout, single light fixture, built in wooden wardrobes, double glazing facing rear of property

BATHROOM 6'30 x 5'70

Three piece suite, tiled walls and floor, frosted double glazed window facing rear of property

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.

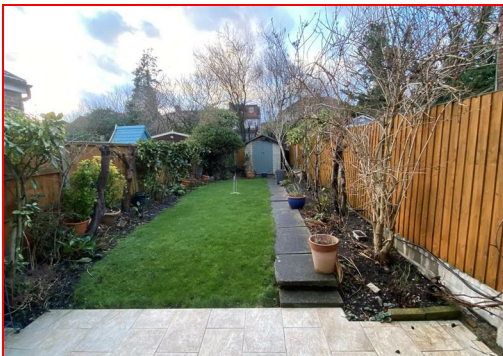
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

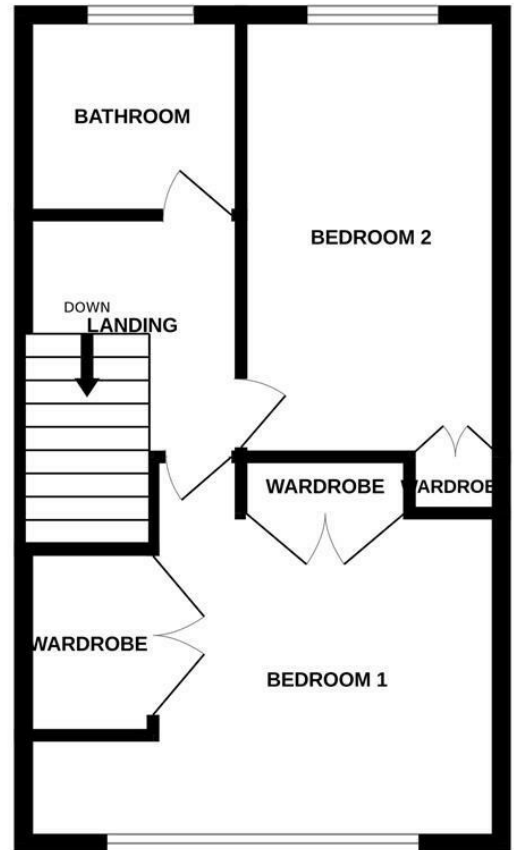
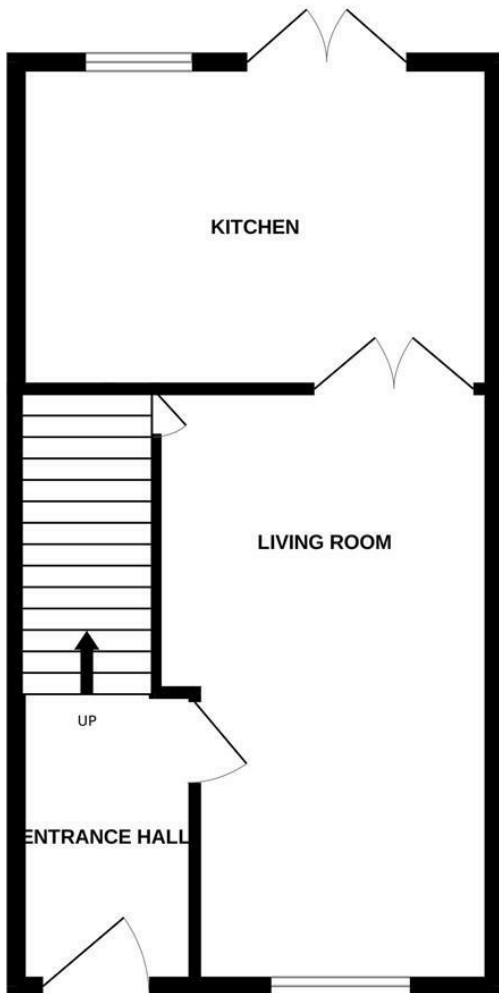
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

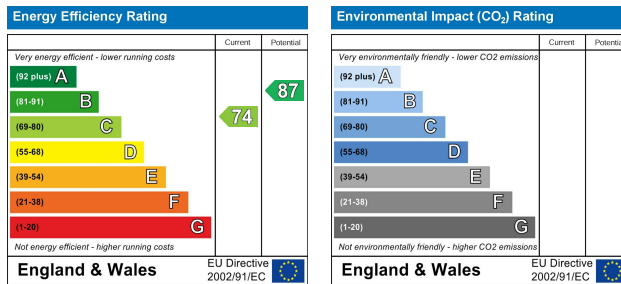
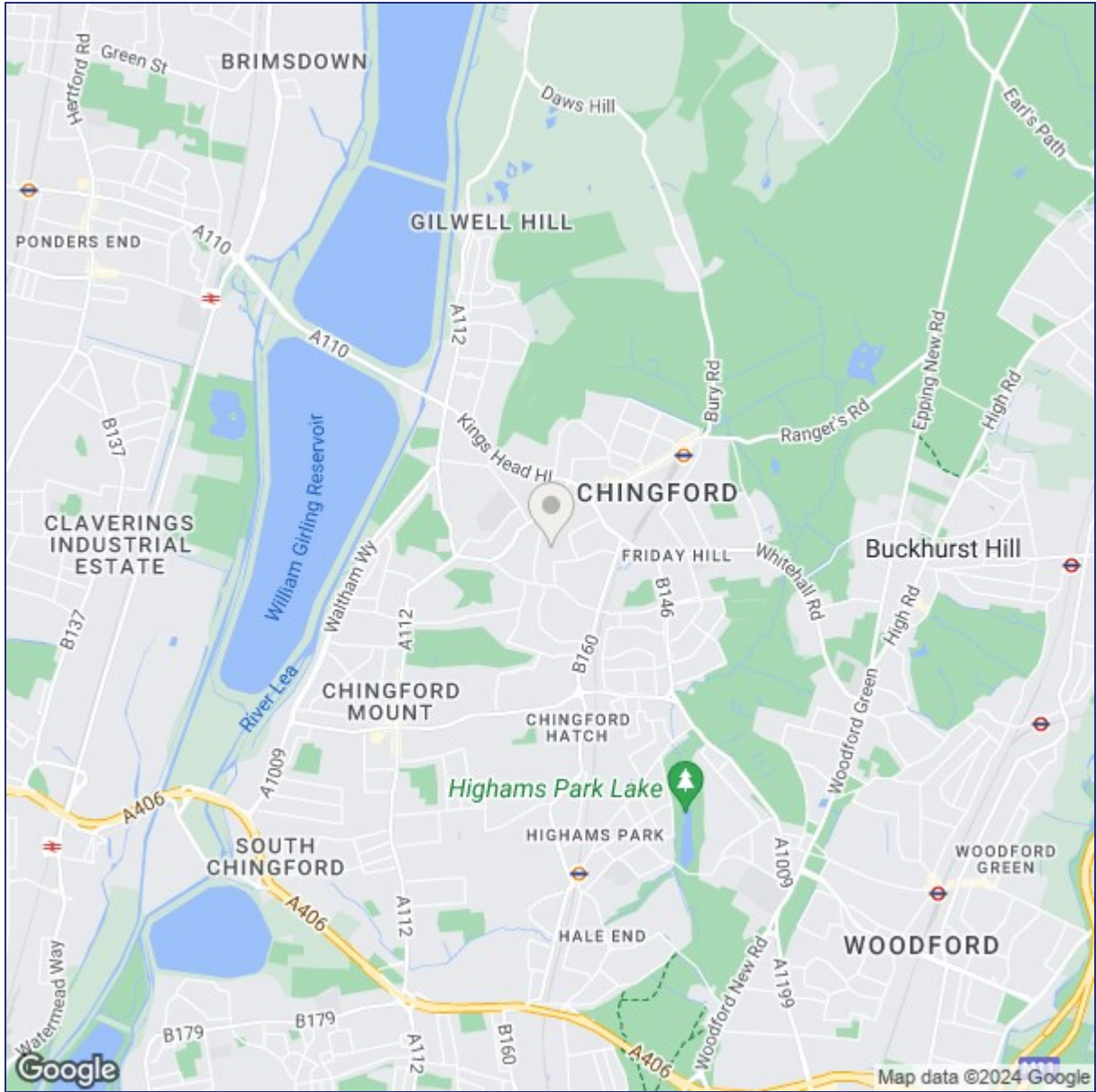
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.







("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.

