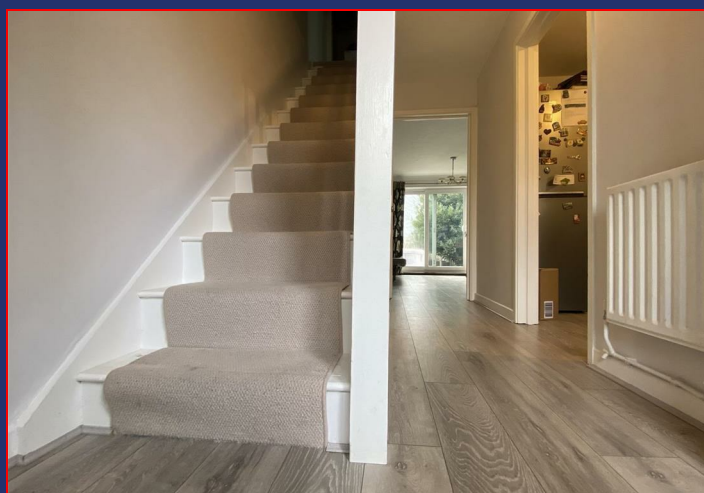


86 Old Church Road  
Chingford  
E4 8BX

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www.kings-group.net



## Heaton Close, E4 6UF



**Asking Price £420,000 Freehold**



Kings of Chingford are delighted to offer to the market as exclusive agents, this well presented two bedroom mid-terrace family home.

Situated on a quiet close in a sought after area of Chingford you are placed just a short distance from Higham's Park and Chingford Station's. Also boasting easy access to Chingford Mount and all the amenities it has to offer as well as falling into the catchment area for some great local schools.

The residence itself is well appointed and arranged over two floors. The ground floor is comprised of a kitchen, which has been finished with white base & eye level units, roll top work surfaces and tiled splash backs.

The reception room is a bright and airy space and incorporates the living/dining room with patio doors leading to the garden.

To the first floor you have two double bedrooms with ample space for freestanding storage. The family bathroom has a modern finish with a contemporary white three piece suite.

To the front of the property you have a storage cupboard, block paved pathway and gravelled garden. To the rear you have a private, partially paved, partially laid to lawn garden.

This wonderful property is well suited to first time buyers, those of you downsizing or investors.

Call our office now to arrange your viewing and avoid disappointment.

EPC-TBC  
Council Tax Band- D  
Tenure- Freehold

**KITCHEN 11'09 x 6'10**

**RECEPTION ROOM-LIVING/DINING 14'06 x 13'02**

**BEDROOM ONE 13'03 x 10'06 x 10'01**

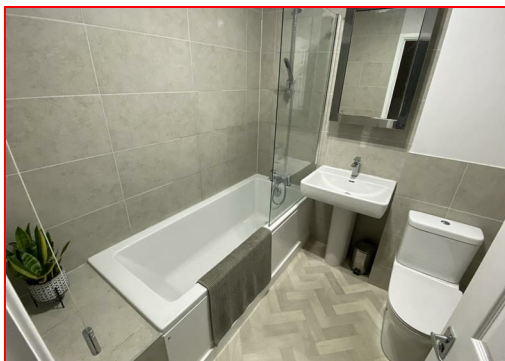
**BEDROOM TWO 13'03 x 9'06**

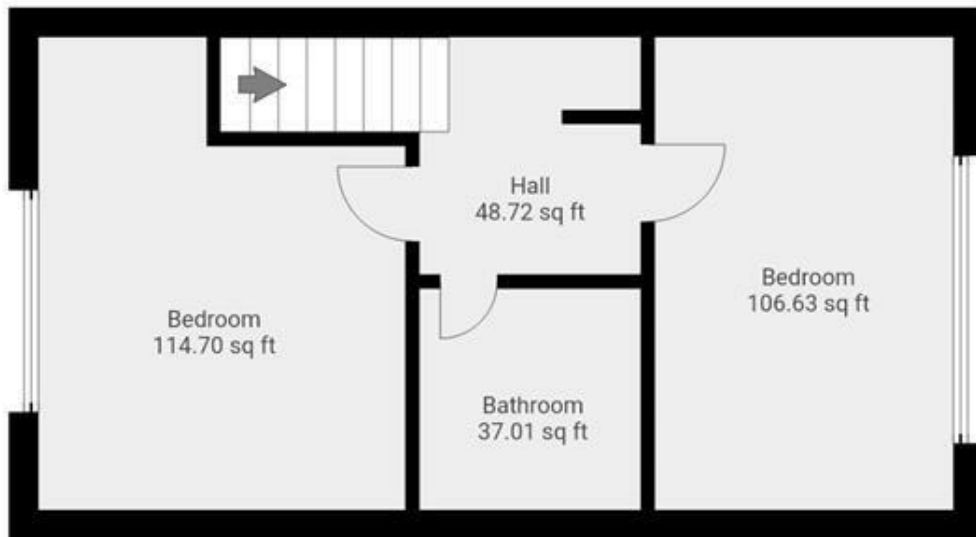
**BATHROOM 6'06 x 6'05**

**ALLOCATED PARKING SPACE**

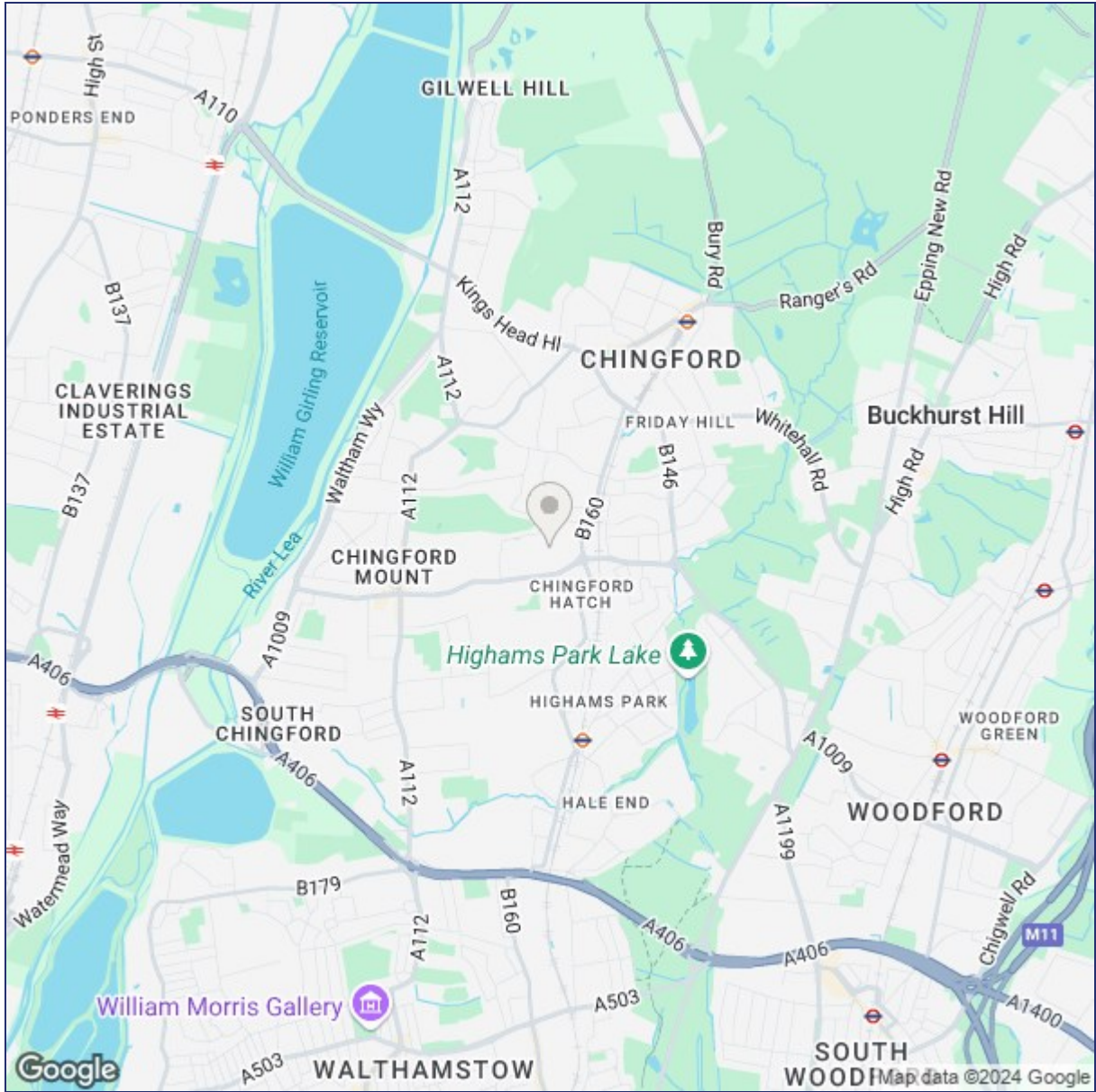
**DISCLAIMER**

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 WHATSOEVER IN RELATION TO THIS PROPERTY.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
		88	
		74	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

("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.

