

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Merryhill Close, E4 7PT



**Asking Price £525,000 Freehold**

\*\*\* PROJECT \*\*\*

Kings Group of Chingford present this 3 bedroom semi-detached property to the market. Consisting of an entrance hallway, through lounge reception and kitchen. On the first floor is 2 double bedrooms, a single bedroom and the family bathroom. At the rear of the property is a laid to lawn garden with side access to the garage. The property also have off street parking at the front of the property. The property, constructed with brick and tile, is equipped with mains water, electricity, and gas heating.

Situated on the ever popular Merryhill Close, you are a short walk from North Chingford's station road and the over ground line, you are located with easy access to local amenities.

FREEHOLD  
COUNCIL TAX BAND D  
EPC RATING D  
FLOOR AREA 990 ft2/ 92 m2

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

Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 42 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

**HALL**

**LIVING ROOM 25'7 x 11'11**

**KITCHEN 9'1 x 6'8**

**LANDING**

**BEDROOM 14' x 10'4**

**BEDROOM 13'3 x 10'5**

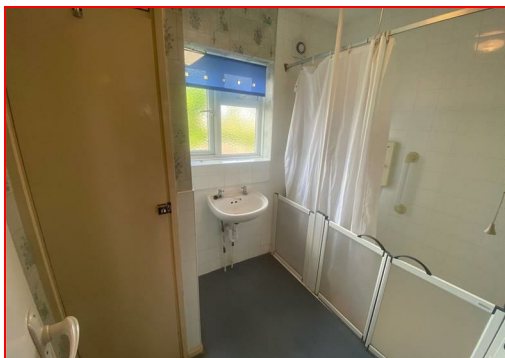
**BEDROOM 9' x 7'9**

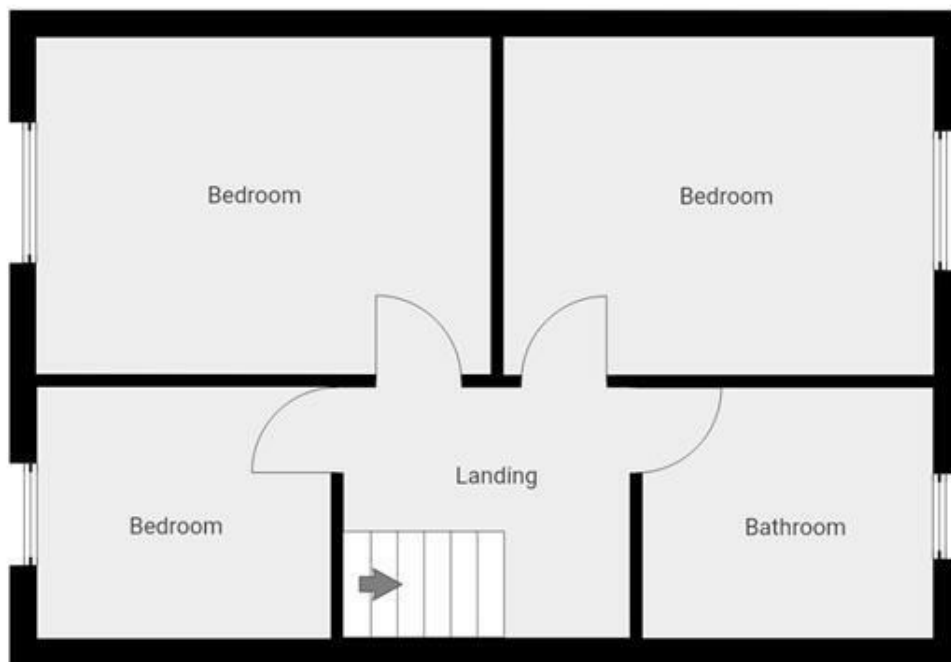
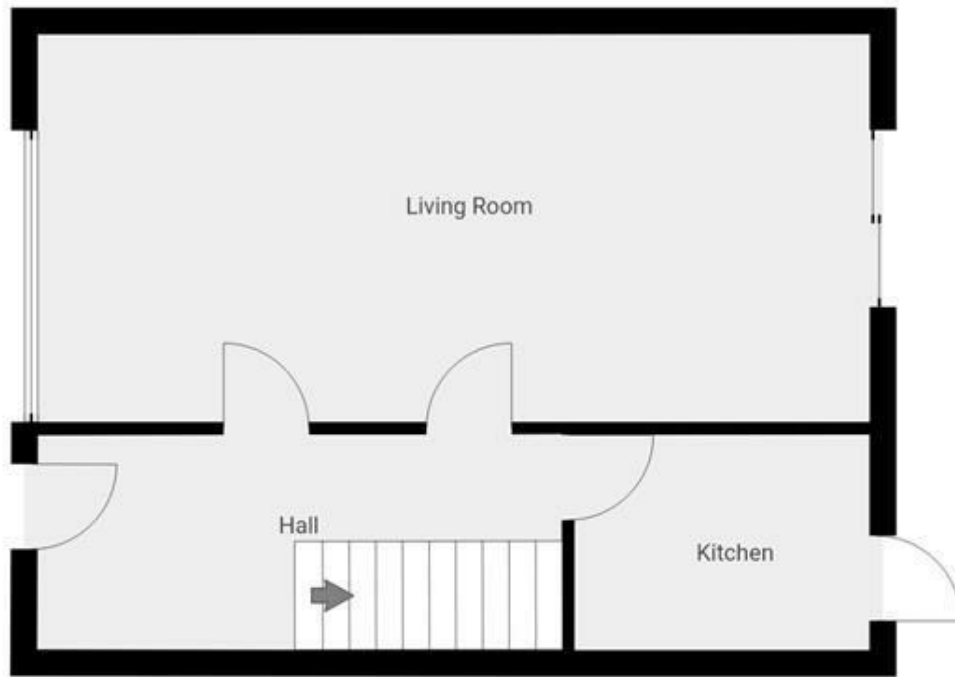
**BATHROOM 8'11 x 7'8**

**GARAGE**

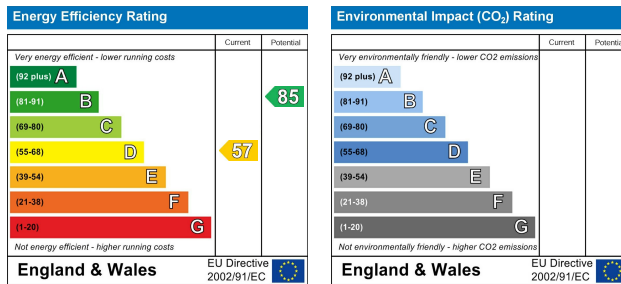
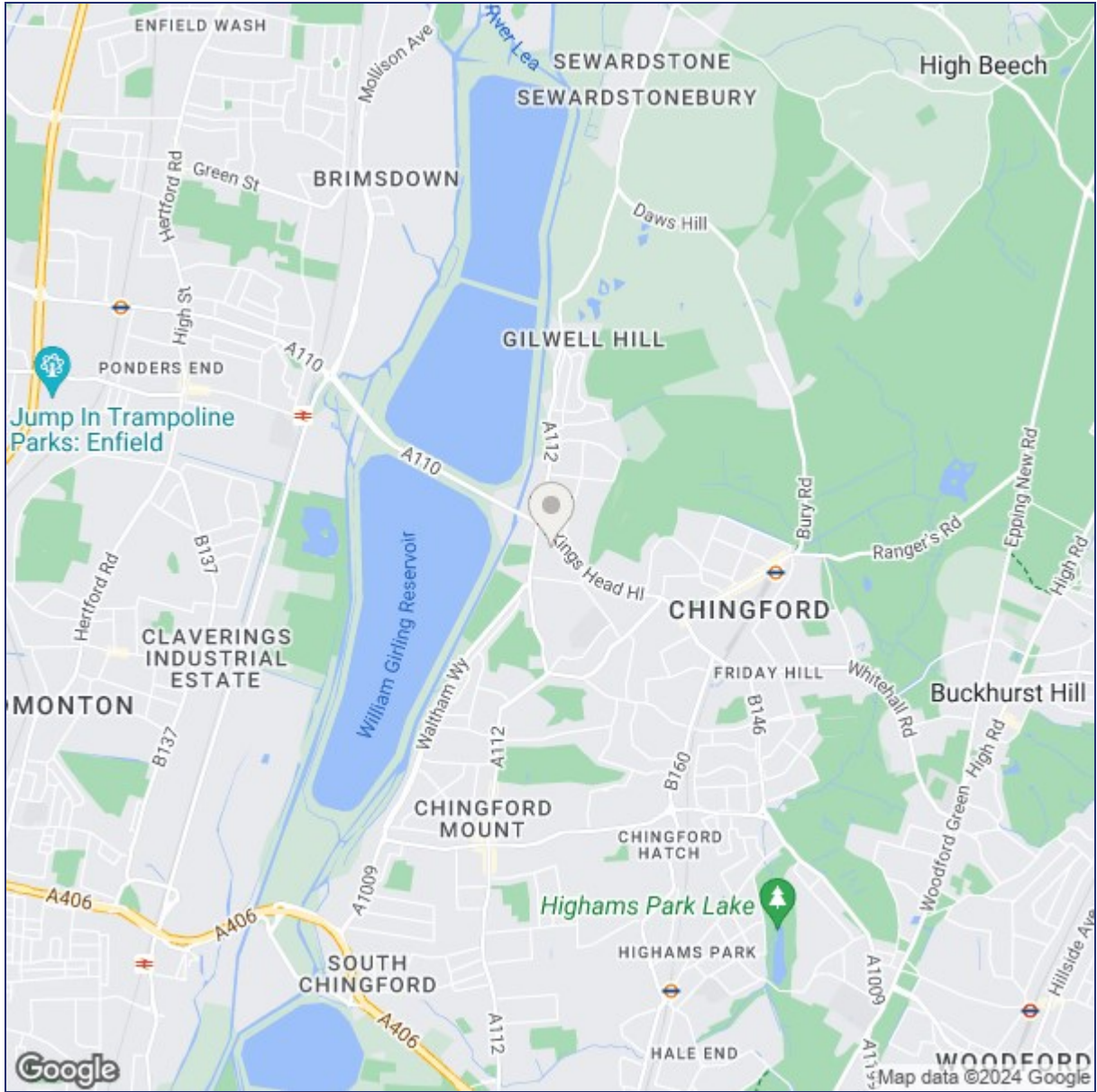
**DISCLAIMER**

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.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("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.

