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## Cranston Gardens, E4 9BG



**Asking Price £680,000 Freehold**



Kings Group offers this chain-free 4-bedroom family home for sale in Cranston Gardens, well-kept and spread across three floors.

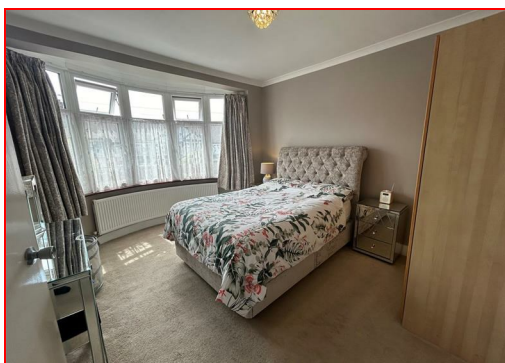
The ground floor has a large foyer that leads into a bright and roomy lounge, perfect for relaxing and gathering. The kitchen diner area is big and fully equipped, with a handy WC under the stairs. The back of the home has a garden, great for hosting gatherings or enjoying quiet moments outdoors.

The second floor has large double bedrooms, a flexible single bedroom/studio, and a family bathroom.

The loft features a master bedroom with an en-suite bathroom and views of Ainslie Wood.

Located between Chingford Mount and Highams Park, the home is close to Highams Park mainline station with quick connections to Liverpool St., London, Walthamstow Central, and the Victoria line. There are also many good schools nearby.

Don't miss the chance to make this wonderful family home yours. Call 0208 524 7444 and arrange your viewing today!



#### **ENTRANCE HALL**

**LIVING ROOM 25'8 x 11'11**

**KITCHEN 21' x 17'**

**DOWNSTAIRS W.C**

**1ST FLOOR LANDING**

**BEDROOM 13'1 x 10'11**

**BEDROOM 11'5 x 9'10**

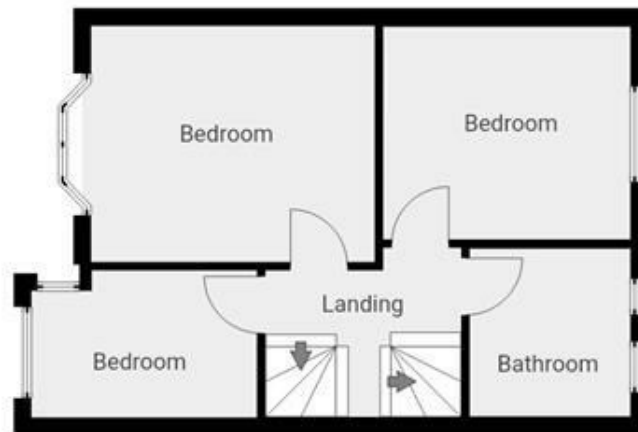
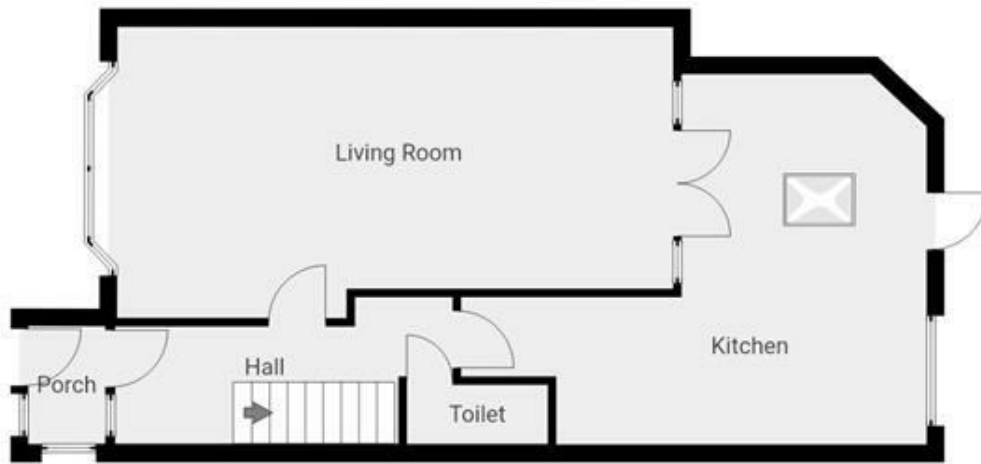
**BEDROOM 10'5 x 7'**

**BATHROOM**

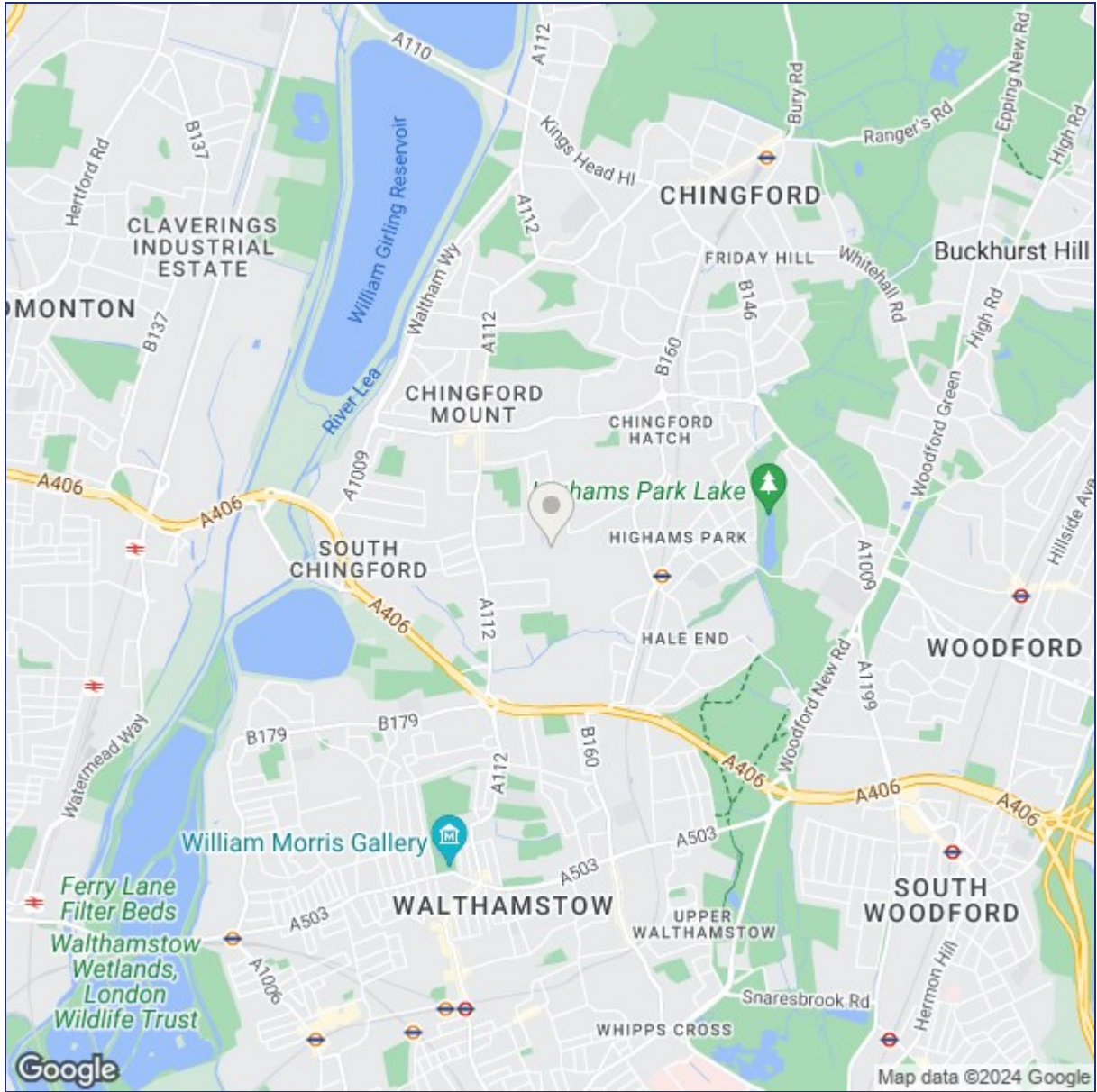
**2ND FLOOR LANDING**

**BEDROOM 19'8 x 10'8**

**EN-SUITE**



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



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>83</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  | <b>83</b> |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales   |           |
| 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.

