



Sinclair Road, E4 8PH
London





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Kings are pleased to offer for sale this 3 bedroom mid terrace home located in this popular location of south Chingford. On the ground floor you have a spacious through lounge with wood style floors, which leads to a good size kitchen breakfast room in a shaker style trim. To the rear of the kitchen you have the family shower room. To the first floor you have 3 good size bedrooms and a Wc. The exterior consist of laid to lawn with bordering plants and shrubs with a mainly paved frontage. This property must be viewed to be appreciated call now on 0208 524 7444

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

Offers In Excess Of £500 000



- 3 BEDROOM MID TERRACE HOUSE
- DOUBLE GLAZED WINDOWS
- GROUND FLOOR SHOWER ROOM
- EPC RATING TBC

- GAS CENTRAL HEATING
- THROUGH LOUNGE
- FIRST FLOOR WC

PORCH

HALL

LIVING ROOM 11'6 x 10'4 (3.51m x 3.15m)

DINING ROOM 13'10 x 10'7 (4.22m x 3.23m)

KITCHEN 12'4 x 10'11 (3.76m x 3.33m)

BATHROOM 7'8 x 7'7 (2.34m x 2.31m)

LANDING

BEDROOM 11'10 x 7'6 (3.61m x 2.29m)

BEDROOM 11'6 x 6'5 (3.51m x 1.96m)

BEDROOM 11'1 x 9'4 (3.38m x 2.84m)

TOILET

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC





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. Note: These details are correct at time of going to press.

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