



Willow Street, E4 7EG  
London









# Willow Street, E4 7EG

KINGS ARE PROUD TO PRESENT THIS THREE BEDROOM TERRACED PROPERTY TO MARKET!

## Location

Located in the heart of North Chingford just off Station Road, 5 minutes walk from Chingford Station, local schools, and a stones throw from all shops and amenities Station Road has to offer.

## The Property

Offering good internal space, this terraced property is a great family home. Once through the front door, you come to a small entrance hallway leading into the sizable through lounge with bay window

To the center of the property, you have the staircase that leads you to the first floor, to the rear you have the extended kitchen diner that leads to the paved garden.

To the first floor you have 2 double bedrooms, 1 small double bedroom and a shower room, the master bedroom comes equipped with fitted wardrobes and is the full width of the property.

The rear garden is approx 35' to the garage, which has running electric and can be accessed via rear access.

There is ample potential to extend further on this property, whether it be into the loft or into the side return next to the kitchen.

To truly appreciate what this property has to offer, a viewing is paramount 0208524 7444!

## Offers In Excess Of

£620 000



- FREEHOLD
- THROUGH LOUNGE
- CLOSE TO SHOPS/AMENITIES
- 5 MINUTES FROM STATION
- COUNCIL TAX BAND D

- THREE DOUBLE BEDROOMS
- GARAGE
- CLOSE TO SCHOOLS
- 35' APPROX REAR GARDEN
- EPC RATING D

#### ENTRANCE HALL

**LIVING ROOM 21' x 14'1 (6.40m x 4.29m)**

**KITCHEN 17'6 x 8'9 (5.33m x 2.67m)**

#### LANDING

**BEDROOM 14' x 10'4 (4.27m x 3.15m)**

**BEDROOM 10'10 x 10'4 (3.30m x 3.15m)**

**BEDROOM 9'2 x 9'2 (2.79m x 2.79m)**

#### BATHROOM

#### 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.

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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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	88

England & Wales

EU Directive 2002/91/EC



Willow Street , Chingford, E4

APPROX. GROSS INTERNAL FLOOR AREA 1303 SQ FT 121 SQ METRES (INCLUDES GARAGE)

**GROUND FLOOR**

**FIRST FLOOR**

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be relied on as a basis of valuation. Guidance only and should not be relied on as a basis of valuation.

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