



Lambourne Gardens,
E4 7SG
London





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Kings Group – Waltham Abbey are delighted to present this fantastic two-bedroom ground floor maisonette, located on the peaceful Lambourne Gardens.

This bright and well-maintained home benefits from a private garden and offers an ideal first-time purchase with excellent transport links and local amenities nearby.

Set back on a quiet residential street, the property offers a welcoming entrance hall leading to a spacious living area filled with natural light from the beautifully presented front garden.

The kitchen is well-appointed with ample worktop and cupboard space, ideal for everyday cooking and entertaining. Both bedrooms are generously sized, with the main bedroom offering space for plenty of storage. The second bedroom is ideal as a guest room, nursery, or home office.

The bathroom is modern and bright, featuring a full-sized bath with shower, a heated towel rail, and a window for natural ventilation. Additional benefits include multiple storage cupboards throughout the property, ensuring practicality as well as comfort.

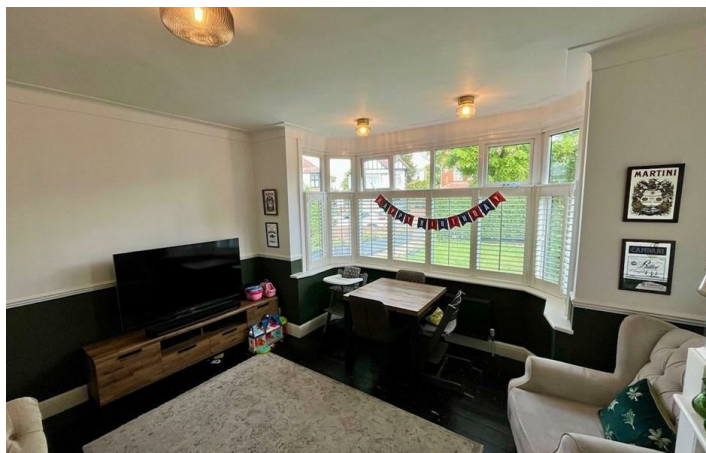
Outside, the private rear garden is low-maintenance and perfect for entertaining & a front garden with the option to convert to a driveway (STPP).

Lambourne Gardens offers a peaceful yet convenient location, with bus and train services within easy reach, and local parks and shops just a short stroll away.

Call Kings Group today on 0208 5247444 to arrange your viewing!

Coverage

Offers In Excess Of £410,000



- LEASEHOLD (145 YEARS)
- GROUND FLOOR
- CLOSE TO AMENITIES & TRANSPORT LINKS
- DOUBLE GLAZED
- COUNCIL TAX BAND C

- 2 BEDROOM APARTMENT
- PRIVATE GARDEN
- SHORT WALK TO EPPING FOREST
- GAS CENTRAL HEATING
- EPC RATING E

HALL

LIVING ROOM 13'8 x 13'7 (4.17m x 4.14m)

KITCHEN 9'0 x 7'9 (2.74m x 2.36m)

BEDROOM 9'4 x 7'5 (2.84m x 2.26m)

BEDROOM 11'6 x 11'5 (3.51m x 3.48m)

BATHROOM

PRIVATE GARDEN 41'8 x 8'6 (12.70m x 2.59m)

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

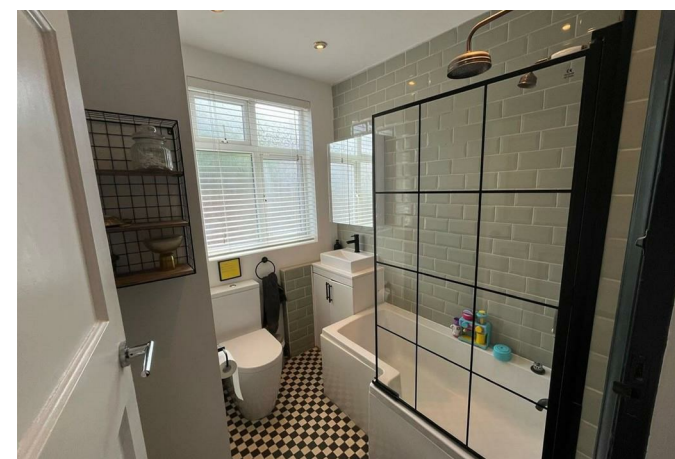
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

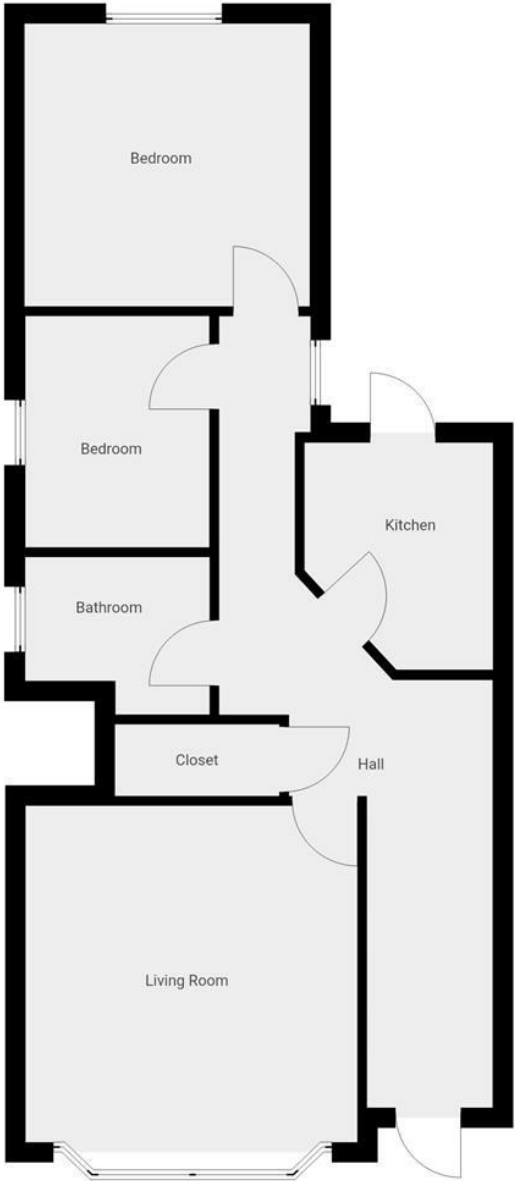
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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