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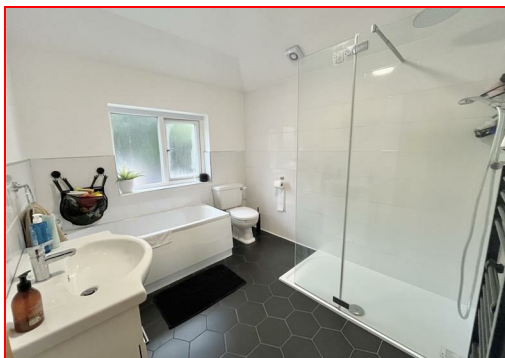
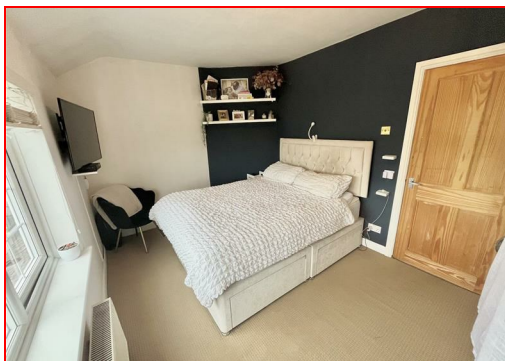


## Mead Crescent, E4 6NX



**Offers In Excess Of £500,000 Freehold**





### \*\*\* 2 BEDROOM HOUSE\*\*\*

Kings of Chingford are delighted to present this well-located two-bedroom family home, ideally positioned just a short distance from Chingford Mount and its wide range of local amenities.

Nestled on a peaceful crescent, this charming property is arranged over two floors and offers spacious, well-appointed living throughout.

The ground floor comprises a modern living room along with a generous, separate dining room and kitchen. The kitchen features black worktops, gas hobs, tiled splashbacks, and provides ample storage and workspace.

Upstairs, the first floor boasts two generously sized double bedrooms, both filled with natural light. The family bathroom is fully tiled in a sleek white and black palette and includes a spacious four-piece suite with a walk-in shower, bathtub, WC, and wash basin.

To the front, there is a walled garden area and a fully paved driveway offering off-street parking for multiple vehicles. The rear garden is beautifully presented with stylish panelling and partial paving, creating a low-maintenance yet attractive outdoor space.

The property is well-connected, with Highams Park Station just a short distance away, offering direct links into London Liverpool Street. There are also excellent bus services nearby, providing regular routes to surrounding areas and beyond.

To arrange a viewing, call Kings Group Chingford on 0208 524 7444.

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 15 mbps

Superfast 59 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

### HALL

**LIVING ROOM 15'01 x 13'05**

**KITCHEN DINER 8'11 x 16'07**

### LANDING

**BEDROOM 9'00 x 16'09**

**BEDROOM 12'04 x 8'04**

**BATHROOM 9'02 x 8'00**

### 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.

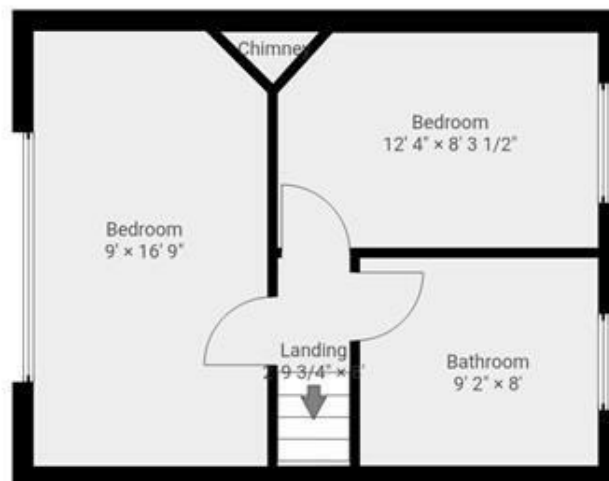
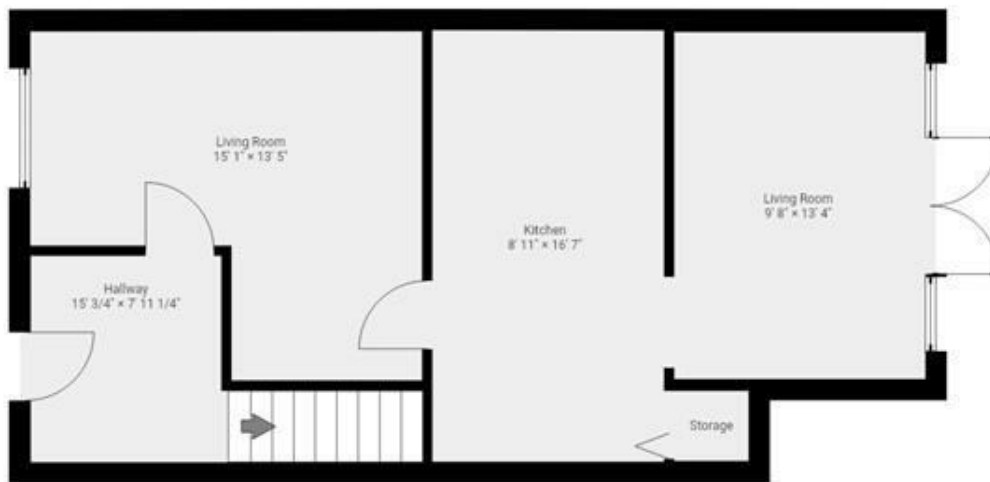
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.

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

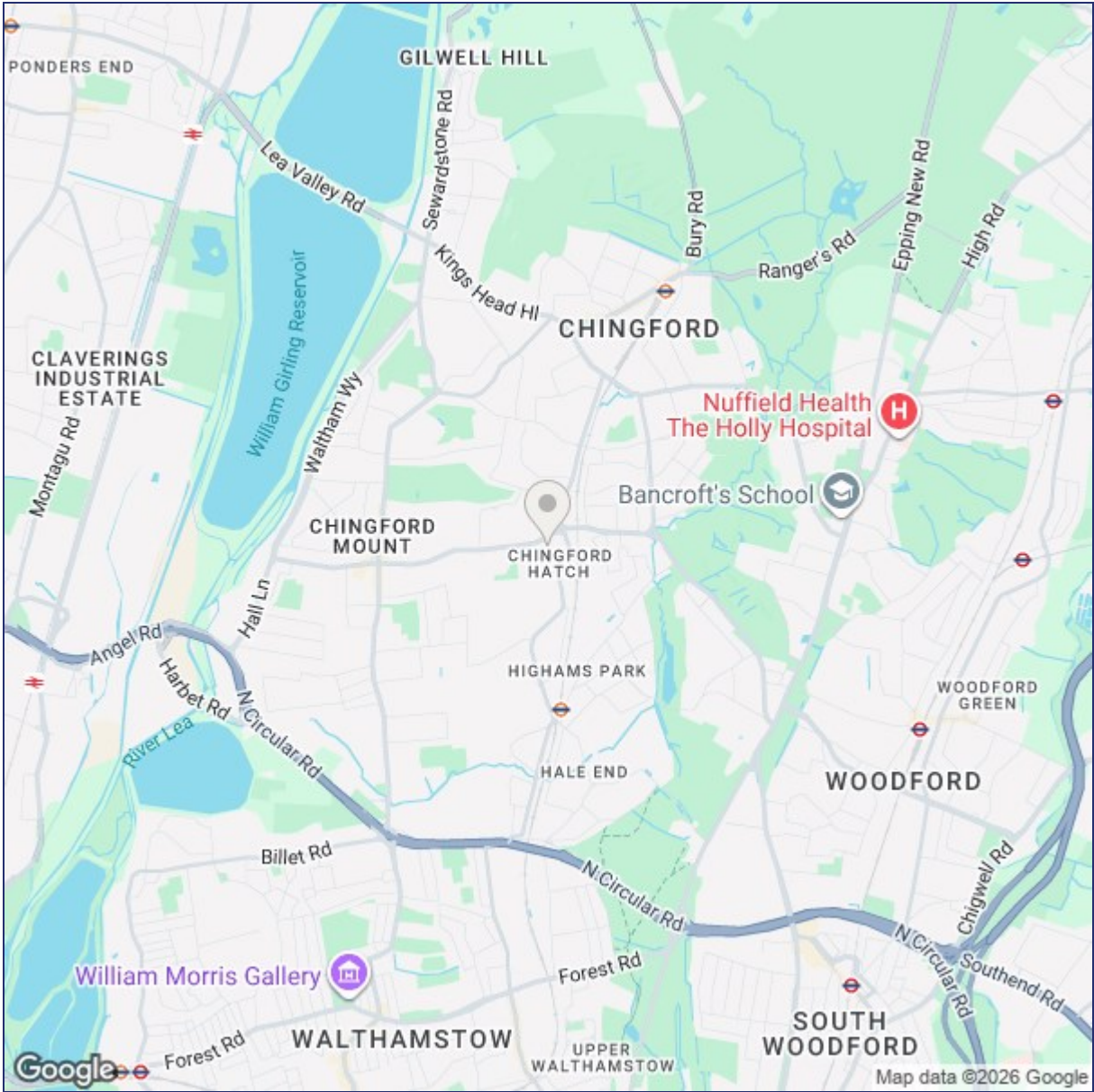
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

