



Mead Crescent, Chingford, E4 6NX

£429,950 Freehold

UNEXPECTEDLY BACK ON MARKET! - NO CHAIN! - Up-dating required! We offer for sale this mid terrace property situated within walking distance of local amenities, leisure Centre, bus services and overhead train station into Liverpool Street. The accommodation comprises three bedrooms on the first floor, lounge, kitchen, bathroom and lean-to on the ground floor. Benefits include double glazing, gas central heating and off road parking. Call us on 020 8530 4646 to arrange a viewing appointment.



Hallway

Lounge

15'1" x 13'4" (4.604 x 4.070)

Kitchen

11'2" x 8'10" (3.411 x 2.703)

Bathroom

8'11" x 5'0" (2.741 x 1.534)

Lean to

17'5" x 5'10" (5.325 x 1.798)

Landing

Bedroom One

13'6" x 9'0" (4.117 x 2.765)

Bedroom Two

12'2" x 8'3" (3.732 x 2.515)

Bedroom Three

9'2" x 8'1" (2.806 x 2.470)

Rear Garden

Front Aspect

OFF ROAD PARKING.

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	