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Sinclair Road, E4 8PR



Guide Price £575,000

****CHAIN FREE****

4 BEDROOM SEMI-DETACHED CHALET STYLE BUNGALOW

Kings of Chingford are delighted to offer to the market this immaculately presented four bedroom semi-detached bungalow.

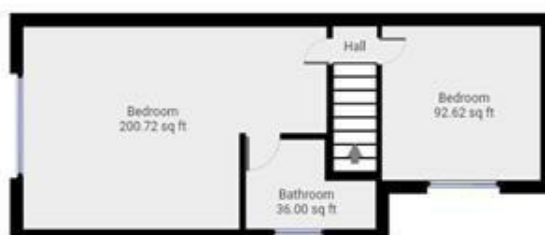
Situated on the ever sought after Sinclair Road, a peaceful residential road just a short distance to local amenities and providing easy access to transport links. Also falling into the catchment area for some great local schools.

The residence itself is arranged over two floors. The ground floor is comprised of a living room complete with wood burner, the kitchen, which has been finished with grey base and eye level units, wood work surfaces and tiled splash backs. The ground floor also offers two double bedrooms with one providing a fully tiled en-suite finished with a modern white three piece suite. The main family bathroom is on the ground floor and finished with a shower enclosure. To the first floor you have an additional two double bedrooms, with the master offering yet another en-suite.

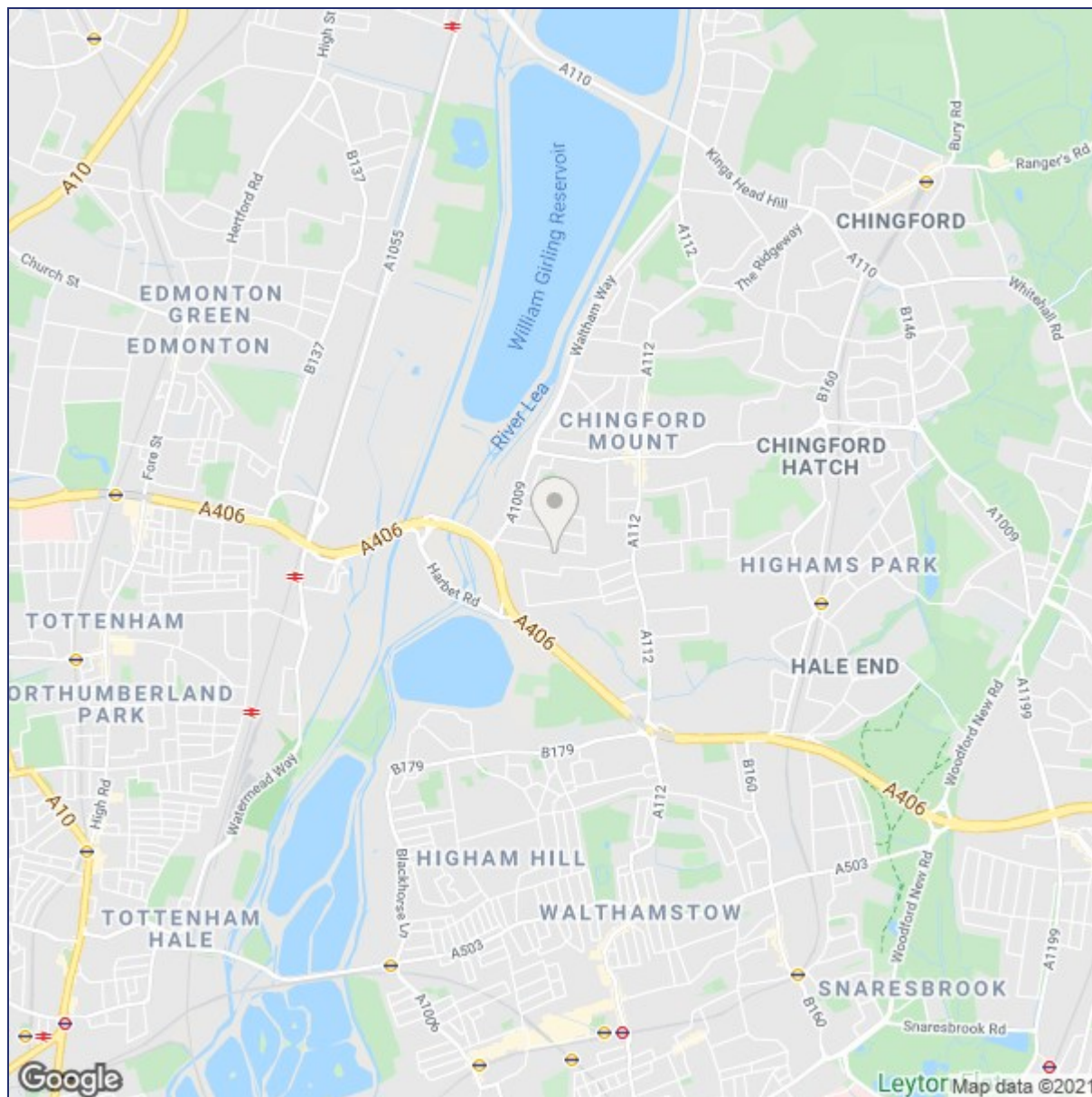
To the front of the property you have a block paved driveway with space for at least 3 vehicles. To the rear you have a partially decked, partially laid to lawn garden, split into two sections. The ideal space for spending your summer months.

Call now to arrange your viewing and avoid disappointment.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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 ₂ 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.

