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Tufton Road, E4 8JU



Guide Price £575,000 Freehold

*****4 BEDROOM END OF TERRACE*****

Kings of Chingford are delighted to offer to the market this immaculately presented four bedroom end of terrace family home.

Situated on a peaceful residential road in South Chingford, just a short walk to Chingford Mount and all the amenities it has to offer.

Arranged over three floors, the ground floor is comprised of an extended, open plan kitchen/dining room. The kitchen has been finished with grey base units and high gloss white eye level units, granite work surfaces and integrated appliances. The living room is bright and airy benefiting from a bay window, ensuring a real sense of space.

To the first floor this wonderful home provides two double bedrooms and a spacious single. The fully tiled family bathroom has been tastefully finished with a modern, white three piece suite.

The second floor of this property offers a further double bedroom with en-suite and ample space for storage.

To the front of the property you have a paved garden space. To the rear you have an extensive, private, laid to lawn garden, the ideal spot for spending your summer months.

Call our office now to arrange your viewing and avoid disappointment.

LIVING ROOM 13'5x 12'00

KITCHEN / DINING ROOM 21'1 x 18'00

MASTER BEDROOM 20'1 x 12'6

EN-SUITE 6'7 x 5'10

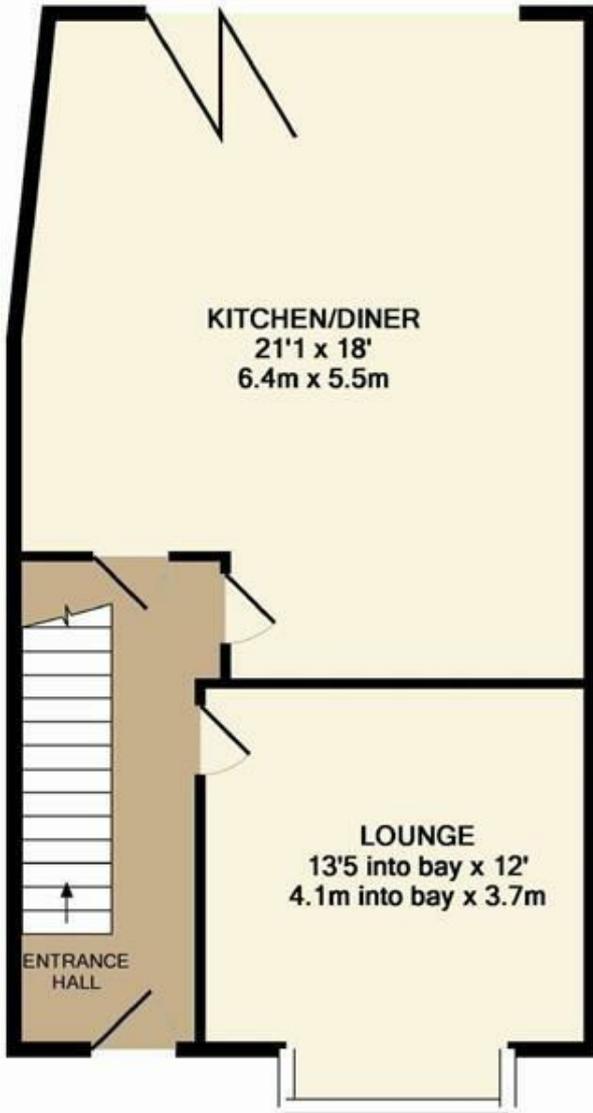
BEDROOM TWO 11'6 x 11'6

BEDROOM THREE 11'6 x 11'6

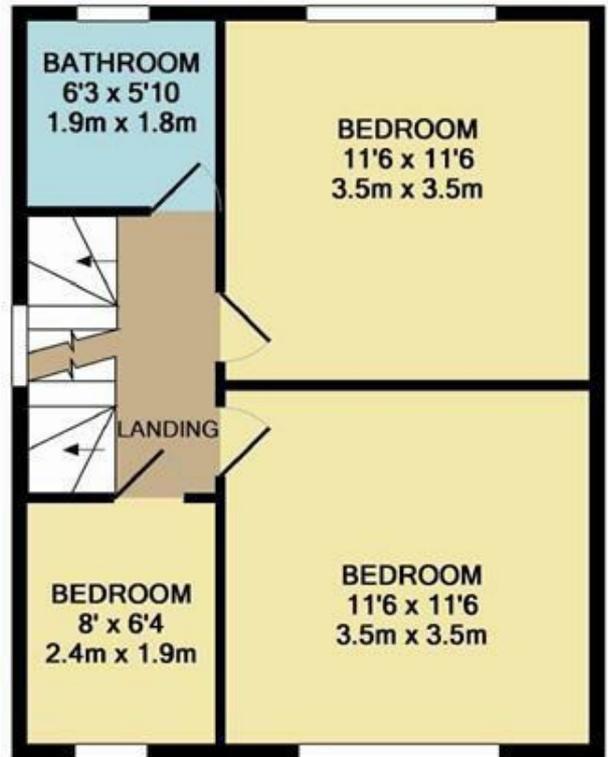
BEDROOM FOUR 8'00 x 6'4

FAMILY BATHROOM 6'3 x 5'10

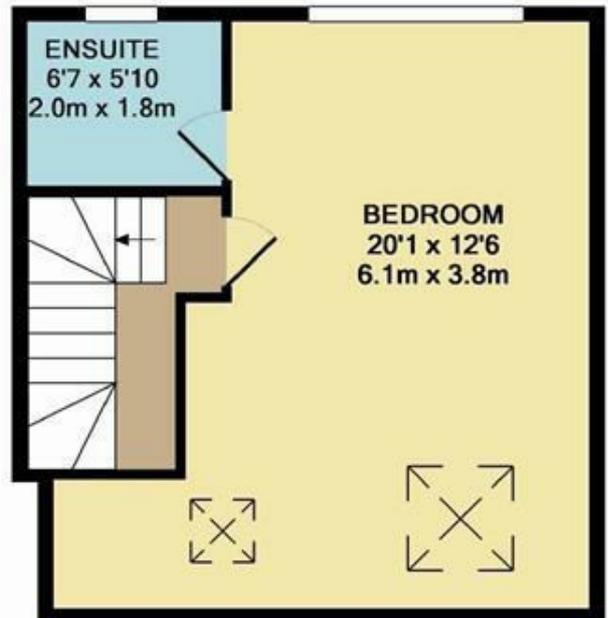




GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	68		83
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

("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.

