

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Hale Close, E4 6SA



**Guide Price £365,000 Leasehold**



\*\*\*2 BEDROOM MAISONETTE\*\*\*

\*\*\*GARAGE EN-BLOC\*\*\*

\*\*\*SHARE OF FREEHOLD\*\*\*

Kings Group of Chingford are delighted to offer to the market this extremely well presented two bedroom upper maisonette.

#### INTERNAL



Comprising of two spacious double bedrooms, both of which boast built in storage. The living room is bright and airy providing you with a real sense of space. The kitchen consists of white wood, base and eye level units, laminate flooring and tiled splash backs. The kitchen also offers enough space for a small dining table and chairs. The family bathroom is fully tiled and completed with a modern white three piece suite.

#### EXTERNAL



To the front of the property you have a well tended front garden with the opportunity to be converted into additional off street parking, subject to the correct permissions.

To the rear you have a private partially paved, partially laid to lawn garden. The ideal space for spending your summer months.



This property has the brilliant addition of a garage en-bloc with a further parking space on the hard standing to the front of the garage.

This property also offers a share of freehold.

Ideal for first time buyers or investors, this fantastic opportunity really must be viewed to be fully appreciated.

Call 0208 524 7444 to arrange your COVID safe viewing and avoid disappointment.

**LIVING / DINING ROOM 17'23 x 11'48**

**KITCHEN 13'06 x 9'70**

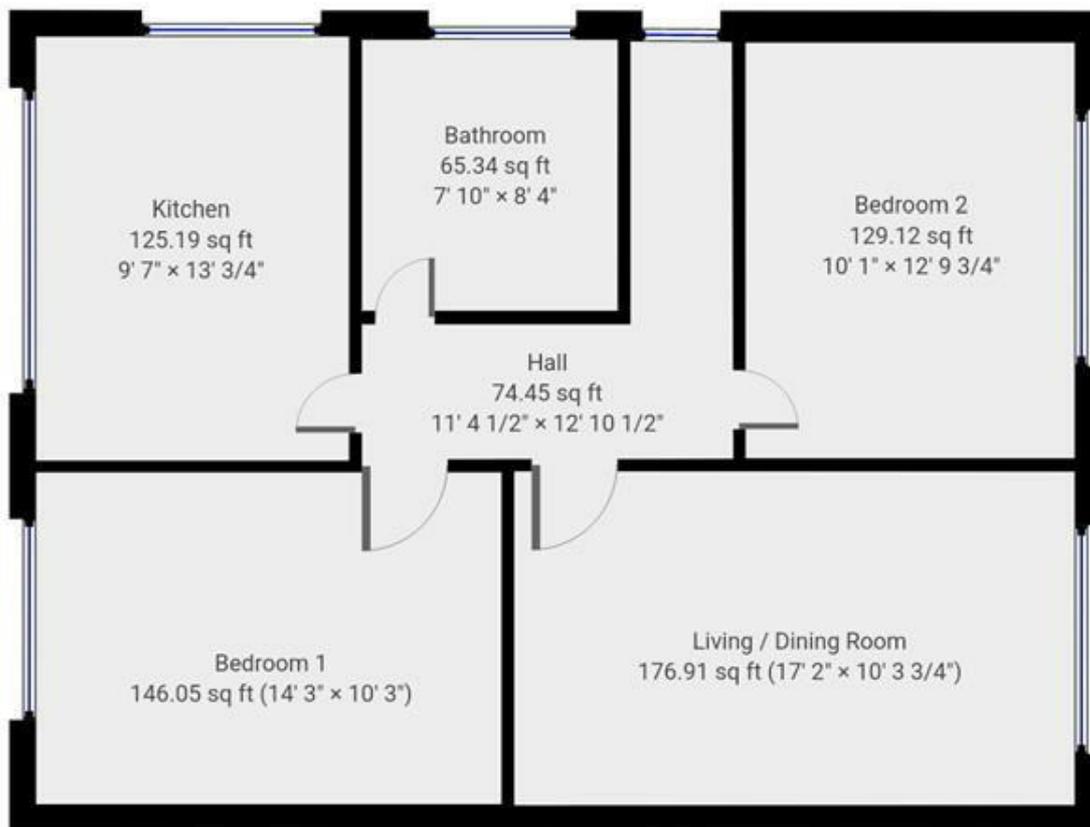
**BATHROOM 8'44 x 7'98**

**BEDROOM ONE 14'27 x 10'31**

**BEDROOM TWO 11'22 x 10'11**

**GARAGE EN-BLOC**





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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
65	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	80
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
64	
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.

