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## St Johns Road, E4 9TB



**Asking Price £425,000 Freehold**



OFFERED FOR SALE WITH NO ONWARD CHAIN

A Victorian mid-terraced house situated in a quiet no-through road, conveniently located for the shopping and transport facilities of Chingford Mount.

The property offers well-proportioned accommodation comprising a through lounge, kitchen, two bedrooms and a first-floor bathroom. Further benefits include gas central heating and a westerly facing rear garden.

The property is conveniently positioned for the amenities of Chingford Mount, which offers a wide range of shops, cafés and local services. There are also excellent transport links nearby, with Highams Park and Chingford stations providing connections towards central London. The area is also well placed for access to the open spaces of Epping Forest and surrounding parks.

The property does require some modernisation, offering an excellent opportunity for buyers looking to create a home to their own taste and specification.

Call us today for further details and to arrange a viewing.

#### **Entrance**

Hardwood door into porch area to half glazed door into hallway.

#### **Entrance Hall**

staircase ascending, radiator and door to;

#### **Lounge / Diner 24'3" x 10'8" > 10'0" into bay**

Bay window to front aspect, 2 x radiators, TV point, under stairs cupboard housing metres and window to rear aspect, door to kitchen.

#### **Kitchen 11'2" x 7'10"**

Wall & base units, stainless steel sink unit with drainer, electric cooker point, wall mounted Valliant combination boiler, window to rear aspect and half glazed door to rear aspect.

#### **First Floor Landing**

Loft hatch access and storage cupboard.

#### **Bedroom One 13'4" x 10'2"**

Two windows to front aspect and radiator.

#### **Bedroom Two 11'0" x 8'2"**

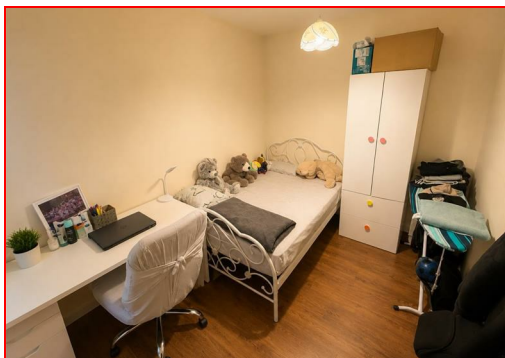
Window to rear aspect and radiator.

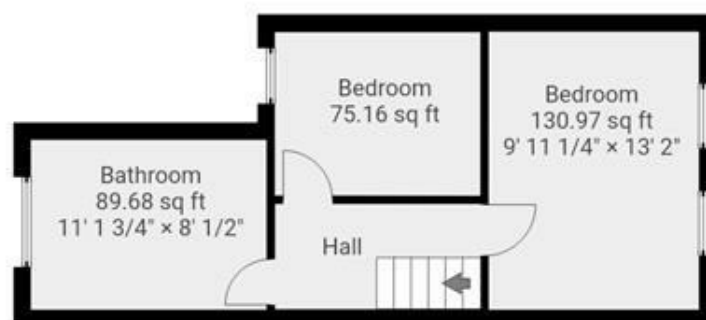
#### **Bathroom 11'3" x 7'10"**

Window to rear aspect, storage cupboards, shower cubicle, low level flush w.c, wash hand basin and radiator.

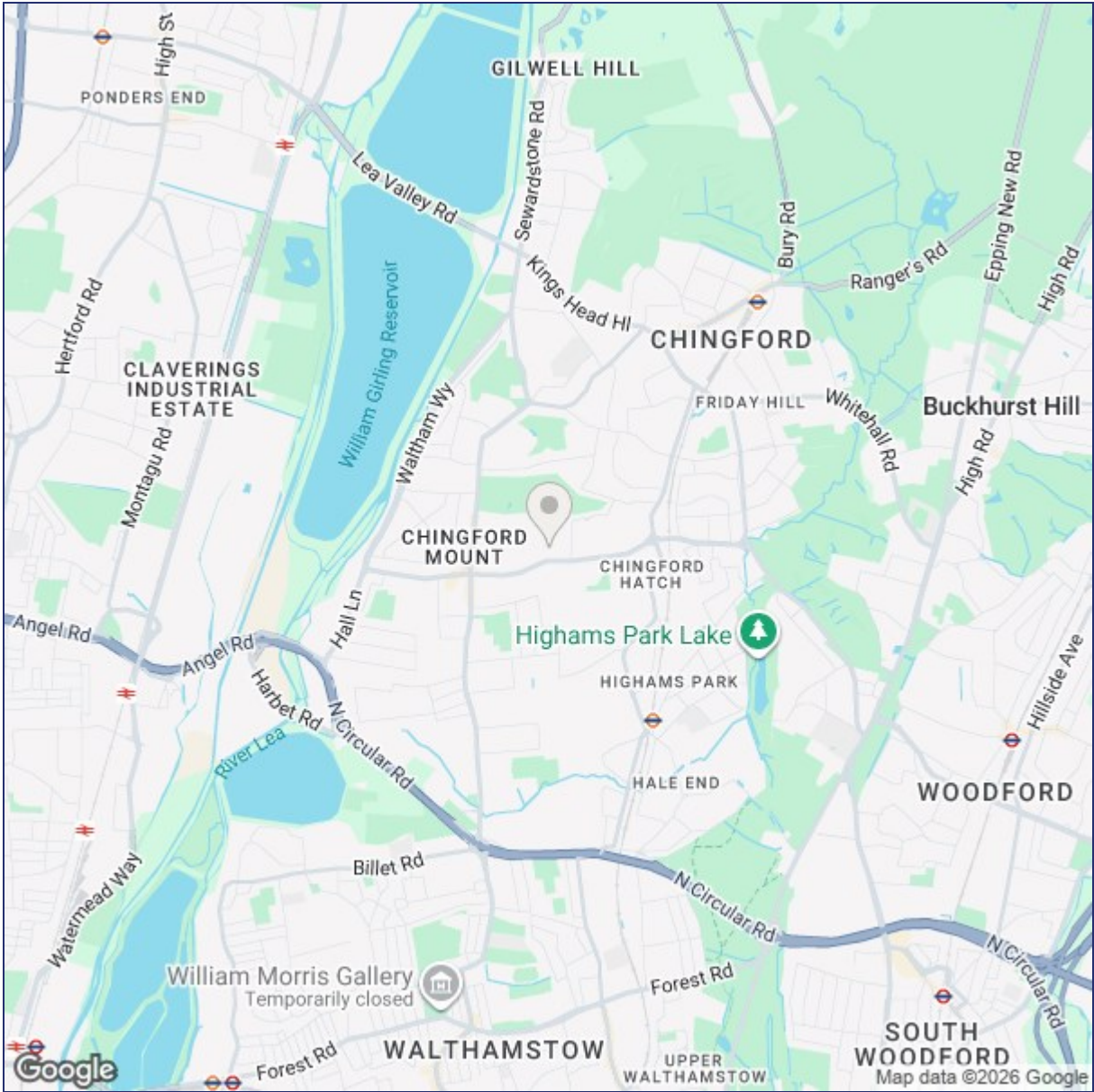
#### **Rear Garden**

Approximately 35'ft west facing with shed / workshop with power points to rear.





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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                                 |         | 90        | (92 plus) A                                                     |         | 90        |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   | 65      |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       | 50      |           |
| (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                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.

