



Guide Price
£525,000

Freehold

3x  1x  2x 

**Inks Green, Chingford,
E4**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Within walking distance of Highams Park Station
- Good selection of shops and restaurants nearby
- Close to Ainslie Wood Primary and Highams Park Schools
- In need of modernisation
- Potential to extend subject to planning permissions

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge : 15'1 x 11'9 (4.60m x 3.58m)
- Dining Room : 10'5 x 9'6 (3.18m x 2.90m)
- Kitchen : 11'6 x 7'11 (3.51m x 2.41m)

FIRST FLOOR

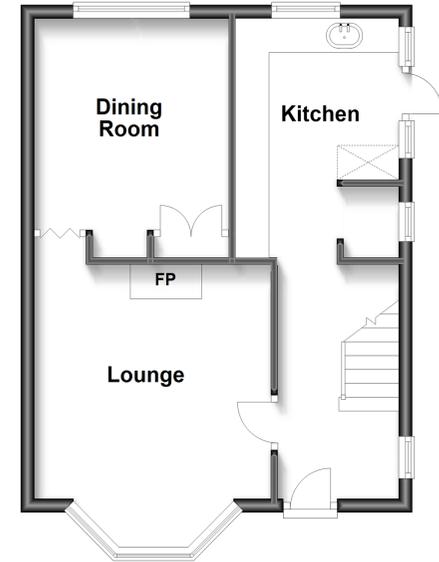
- Landing
- Bedroom 1: 16'0 x 9'11 (4.88m x 3.02m)
- Bedroom 2: 11'1 x 10'2 (3.38m x 3.10m)
- Bedroom 3 : 8'7 x 8'2 (2.62m x 2.49m)
- Shower Room
- Separate Toilet

OUTSIDE

- Front Garden
- Rear Garden

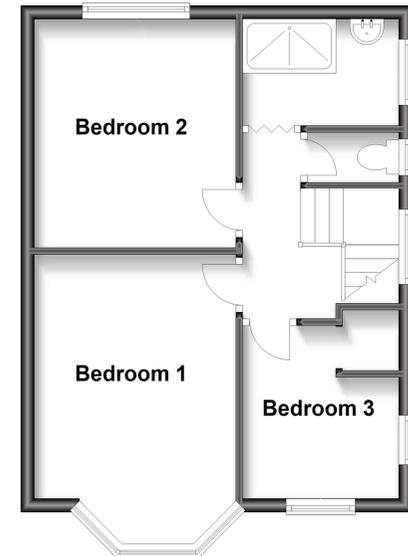
Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Call Chingford - 020 8524 6331 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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