

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

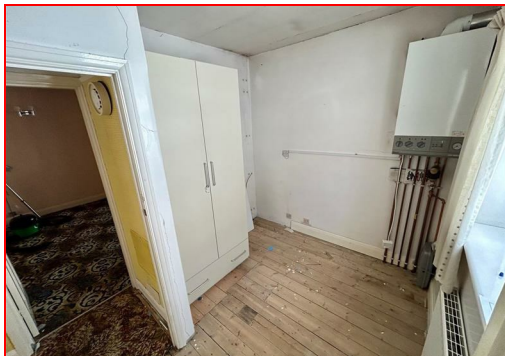
T: 01992 652006
www.kings-group.net



Yardley Lane, E4 7RS



Asking Price £495,000 Freehold



Kings Group – Chingford are pleased to present this two-bedroom detached bungalow located on Yardley Lane, London. This chain-free property is a great opportunity for buyers looking for a home they can update and make their own.

Inside, the bungalow offers a good-sized living room, two bedrooms, a bathroom, and a kitchen. The layout is simple and practical, with space to improve or redesign. There is also a garage, which can be used for storage or as a workspace.

The home sits in a quiet area with easy access to local shops, schools, and public transport.

This property is ideal for first-time buyers, people looking to downsize, or anyone interested in a project.

Call Kings Group on 01992 652 006 to book your viewing – don't miss out!

Coverage
Mobile (based on calls indoors)
O2 - Average
EE - Average
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 5 mbps
Superfast 58 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 14'9 x 10'6

DINING ROOM 10'5 x 8'2

KITCHEN 8'11 x 8'10

BEDROOM 11'10 x 10'7

BEDROOM 9'5 x 8'10

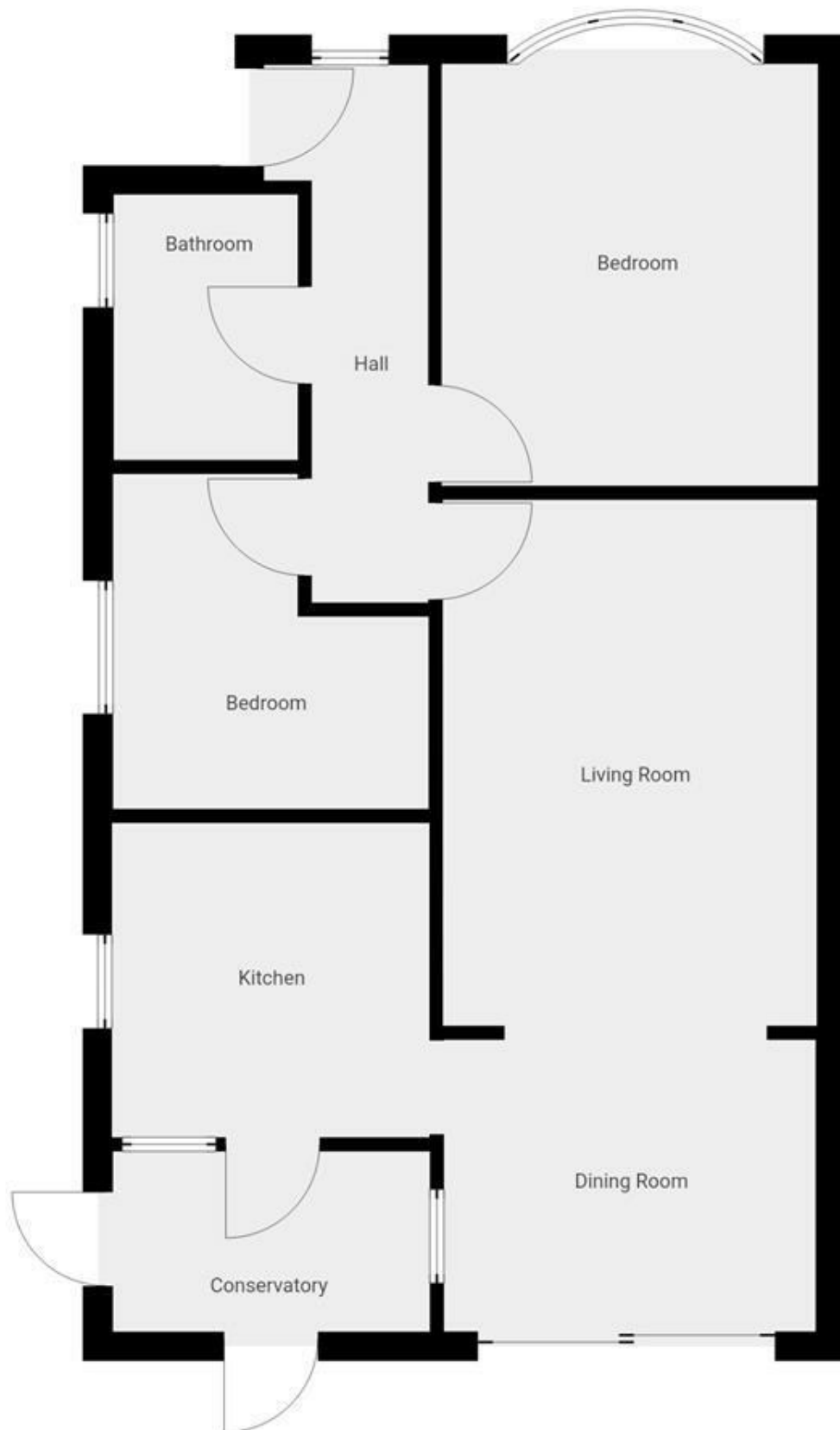
BATHROOM 7'5 x 5'2

CONSERVATORY 8'11 x 2'7

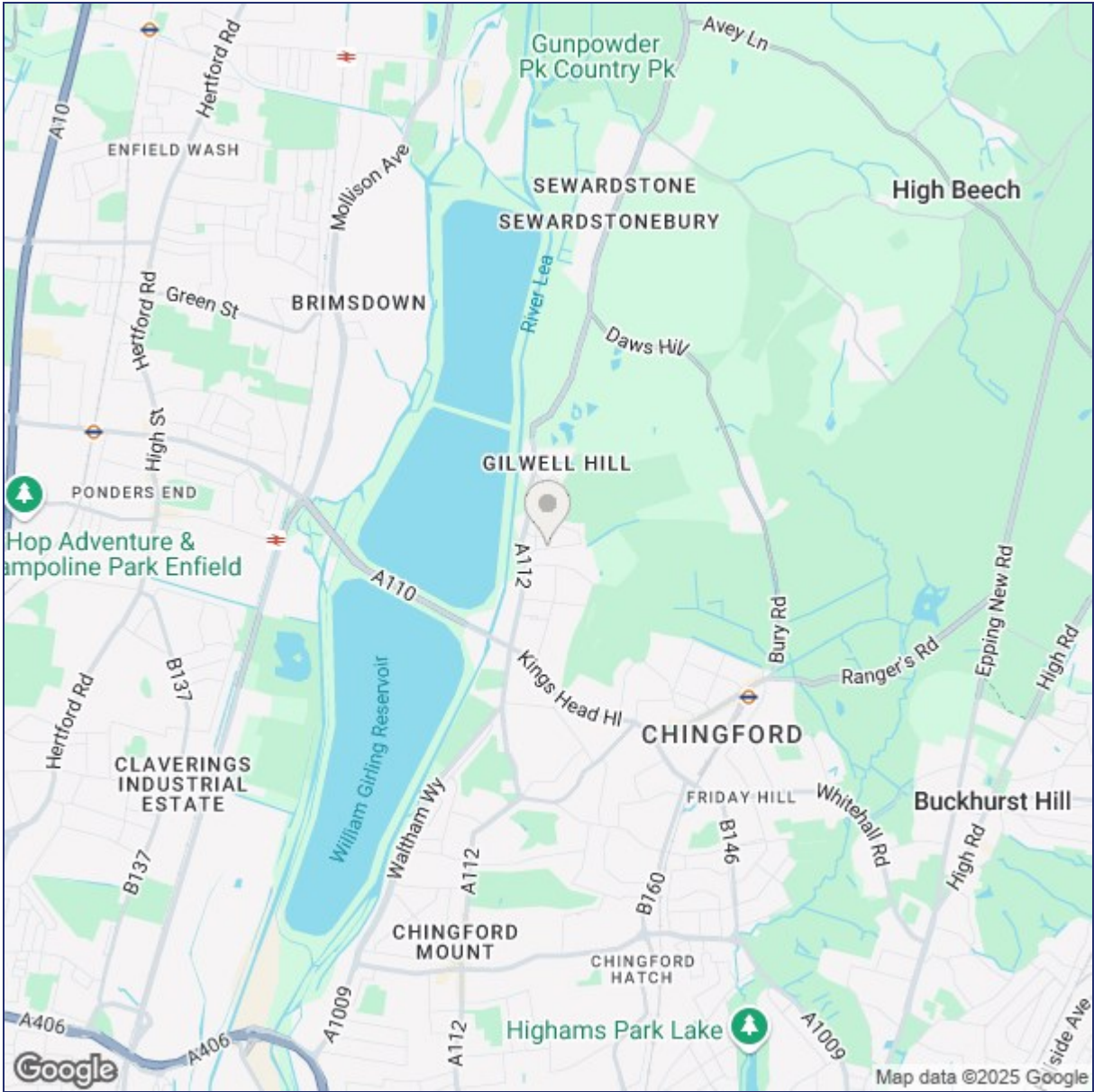
GARAGE

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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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			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.

