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Warwick Road, E4 8NW



Offers In Excess Of £575,000 Freehold

3 BEDROOM HOUSE

Kings of Chingford are delighted to offer to the market as exclusive agents this beautifully presented three bedroom semi-detached family home.

Situated in the heart of South Chingford on a peaceful residential road you are perfectly placed with easy access to a variety of local amenities on offer from Chingford Mount High Street. You are also located with great transport links boasting easy access to the A406 and a regular bus service nearby that will deliver you to Walthamstow and Chingford Train stations. This property also falls into the catchment area for some prestigious local schools.

The residence itself is arranged over two floors. The ground floor is comprised of two reception spaces. The living room is cosy and the perfect spot for spending the evening in with family. The conservatory is a wonderful addition, being bright and airy with a view over the garden. The ground floor also offers a well appointed kitchen which is finished with grey, wood, base and eye level units and marble effect roll top work surfaces. The downstairs bathroom is fully tiled and complete with a modern white three piece suite. The ground floor includes a lean to which the current owners utilise for additional storage and home gym.

To the first floor you have three generously sized bedrooms. Both the first and second bedrooms are doubles with the master providing a walk in wardrobe. Bedroom three is a good size single. The first floor also includes a separate shower room with modern white hand basin and toilet.

To the front of the property you have a driveway with space for at least 2 vehicles with an external EV charging point. To the rear you have a partially decked & laid to lawn garden with a covered, paved, BBQ area and garden studio with full electrics. This space lends itself to a home office or playroom.

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

EPC Rating - D
Council Tax Band - C
Tenure - Freehold

LIVING ROOM 16'2 x 11'5

CONSERVATORY 13'10 x 9'1

DOWNSTAIRS BATHROOM 5'11 x 5'9

KITCHEN 10'03 x 10'0

LEAN TO 20'7 x 5'1

BEDROOM ONE 11'1 x 10'3

BEDROOM TWO 10'7 x 9'11

BEDROOM THREE 7'11 x 7'5

UPSTAIRS BATHROOM 5'6 x 4'8

GARDEN STUDIO 17'11 x 17'7

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.



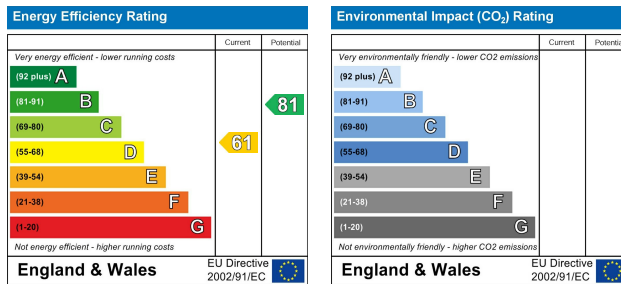
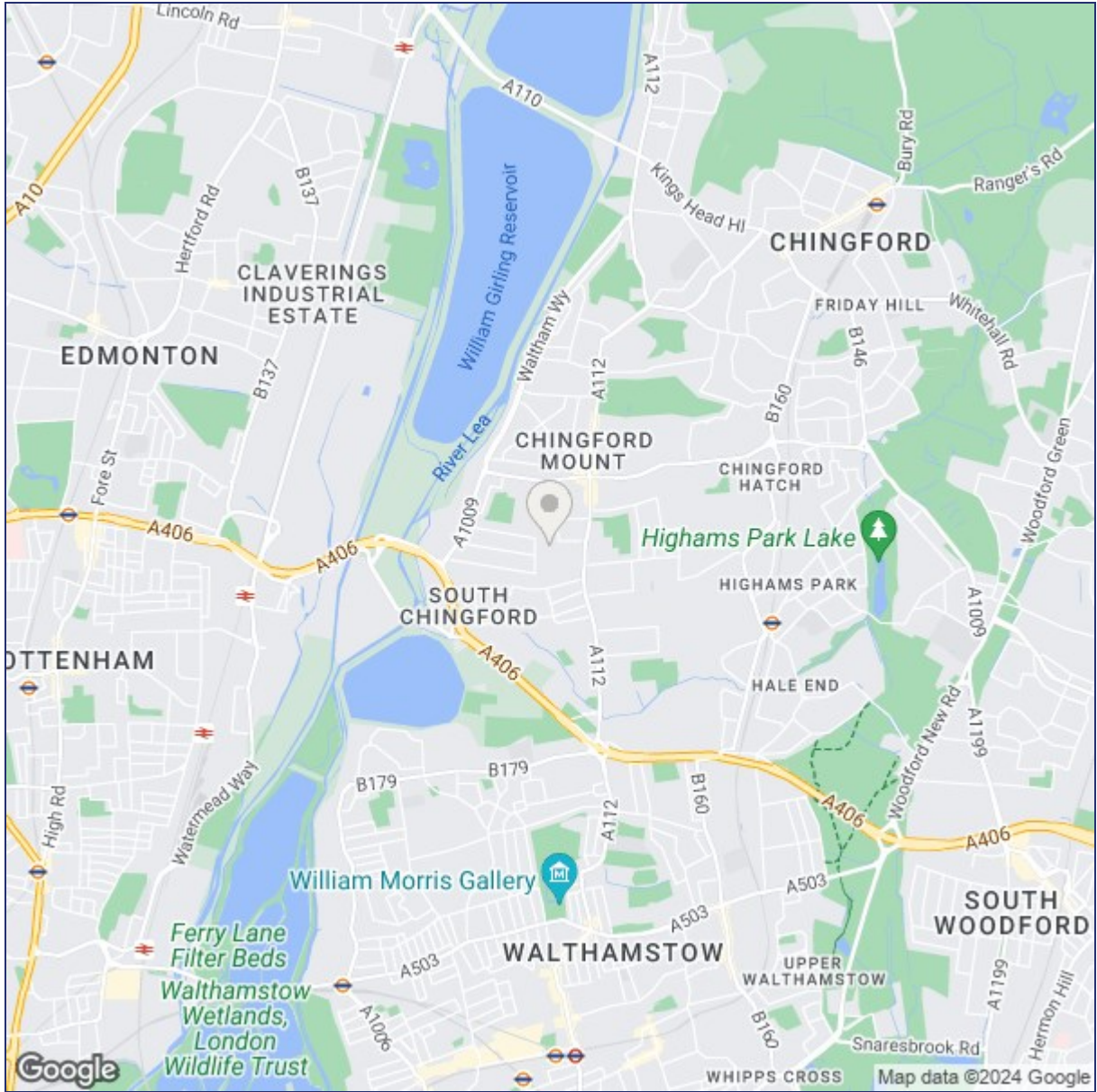
Warwick Road, E4

Garden - Approx. 25m



Total Area: 127.3 m² ... 1371 ft²

All measurements are approximate and for display purposes only



("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.

