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## Hall Lane, Chingford E4 8EU



**Offers In Excess Of £450,000 Freehold**

**\*\*\*2 BEDROOM TERRACED HOUSE\*\*\***

Kings of Chingford are delighted to offer to the market as exclusive agents this beautifully presented two bedroom family home.

Situated in the heart of Chingford Mount you benefit from a vast variety of local amenities as well as the excellent transport links on offer. You are just a short drive from Chingford, Highams Park and Walthamstow Train stations and just a minutes walk to the local bus terminus.

The residence is well appointed and arranged over two floors. The ground floor is comprised of an open plan reception space including a lounge and dining area. The kitchen which is finished with roll top work surfaces, tiled splash backs, integrated appliances and base & eye level units. This wonderful property also provides you with a downstairs WC, ideal for modern family living.

To the first floor you have two generously sized bedrooms, with the bedroom one including built in storage. The family bathroom is partially tiled and finished with a modern white three piece suite.

To the front of the property you have a block paved driveway with space for at least one vehicle. To the rear you have an extensive, private, partially paved, partially laid to lawn garden.

This lovely property is well suited to first time buyers or those of you looking to downsize.

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

Tenure: Freehold.  
EPC - TBC  
Council Tax Band - C

**ENTRANCE HALL 11'01 x 4'10**

**DINING AREA 12'09 x 9'11**

**LOUNGE AREA 15'02 x 10'11**

**KITCHEN 9'01 x 6'11**

**DOWNSTAIRS WC 6 x 3'03**

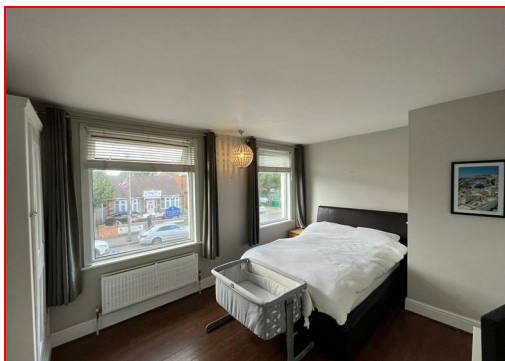
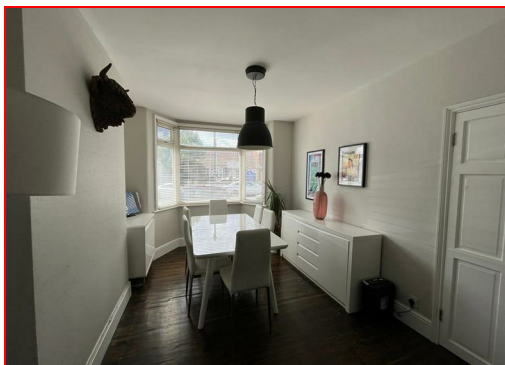
**MASTER BEDROOM 14'00 x 11**

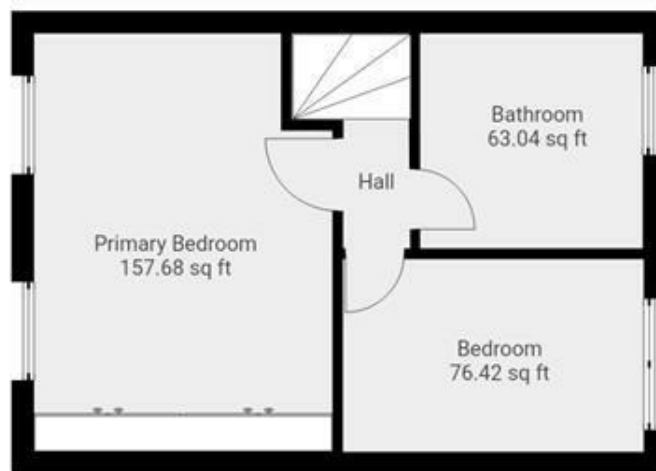
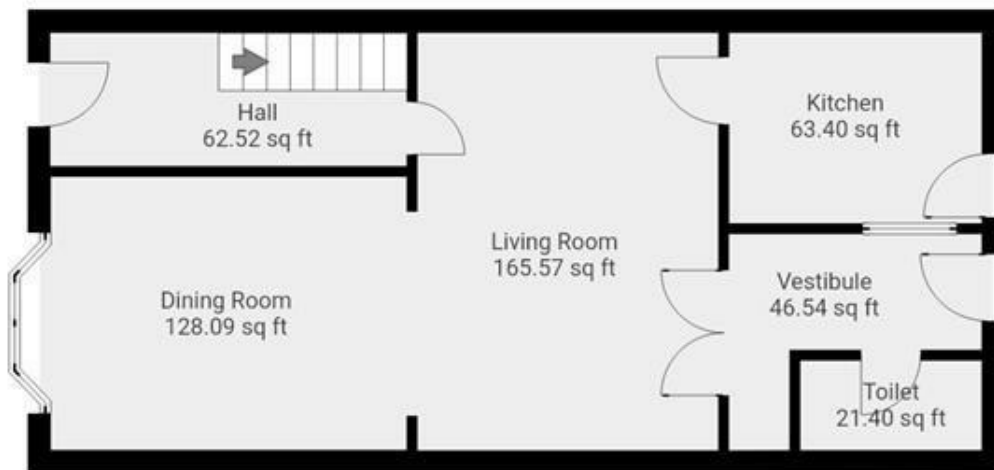
**BEDROOM TWO 10'11 x 8'03**

**BATHROOM 8'02 x 6'04**

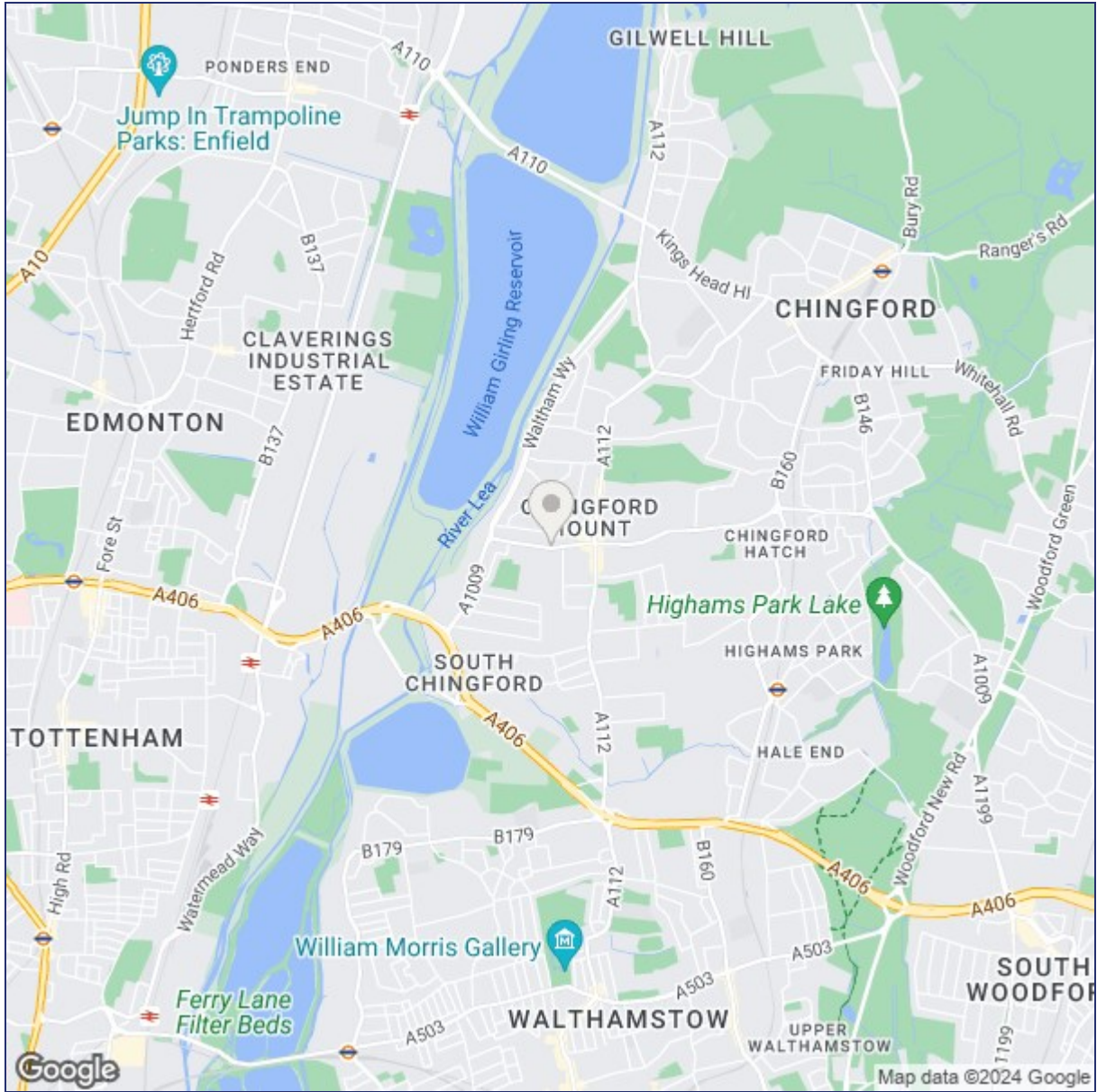
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(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	
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>	
(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	
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.

