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Burnham Road, E4 8PB



Offers In Excess Of £569,300 Freehold

***CHAIN FREE *** 3 BEDROOM HOUSE ***

Kings of Chingford are delighted to offer to the market this three bedroom END OF TERRACE period property.

Situated on the sought after, peaceful residential, Burnham Road, the property is located a short walk to local amenities and just a 2 min drive to the A406 and providing easy transport access to Walthamstow tube station and other public transport links.

The ground floor is comprised of an open plan reception space with sliding doors leading to the dining room area, with L-shaped kitchen which consists of wooden base & eye level units and tiled walls. The ground floor also boasts a downstairs rear WC, utility area.

To the rear lies a large part paved, decked and laid to lawn garden with numerous fruit trees, two good sized wooden sheds and private side access.

To the first floor you have three bedrooms, two with built in wardrobes, third bedroom with shelving for storage and a four piece bathroom suite.

At the front of the property you have paved off street parking for a minimum of two cars.

With potential to extend into the loft and on top of the existing extension to create a first floor rear extension STPP as the foundations have been done, this property oozes with lots of potential and is well suited to someone who is looking for a potential family home or investors alike.

Call now to arrange a viewing 0208 524 7444

Tenure: Freehold.
EPC Rating - D

RECEPTION 27'7 x 11'1

UTILITY AREA 8'6 x 6'0

KITCHEN/ DINIING ROOM 17'2 x 8'8

BEDROOM 1 14'7 x 10'11

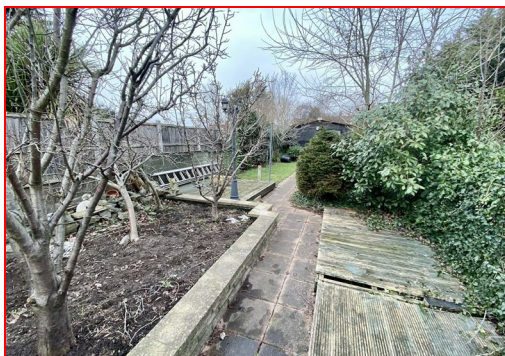
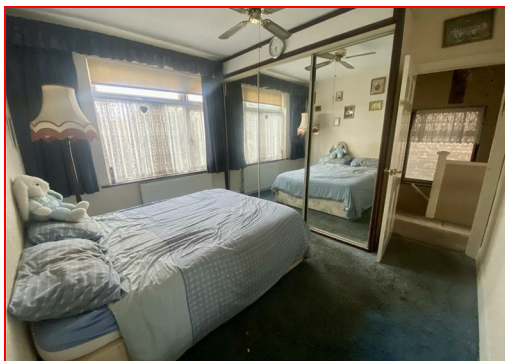
BEDROOM 2 12'0 x 10'11

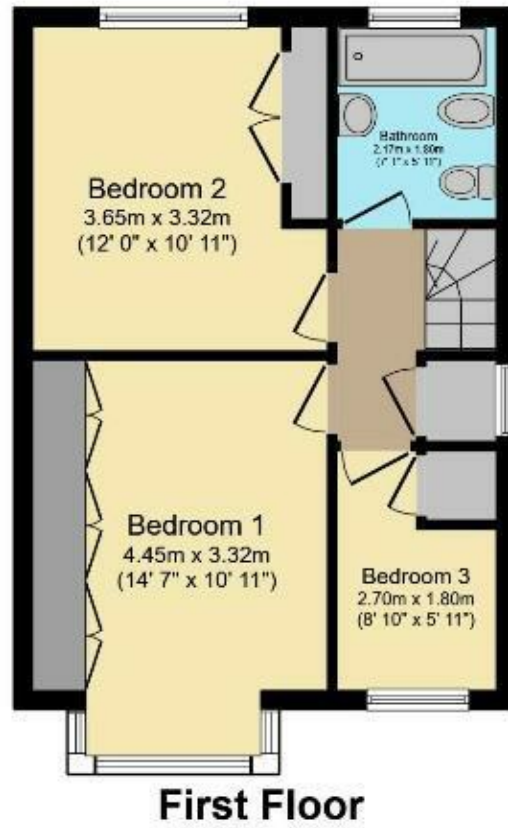
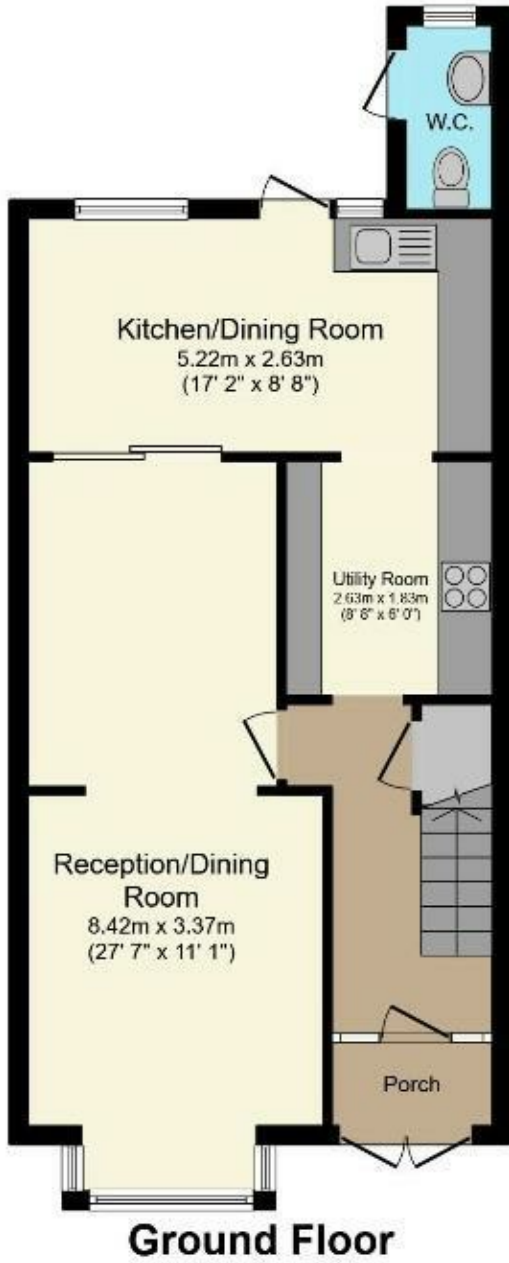
BEDROOM 3 8'10 x 5'11

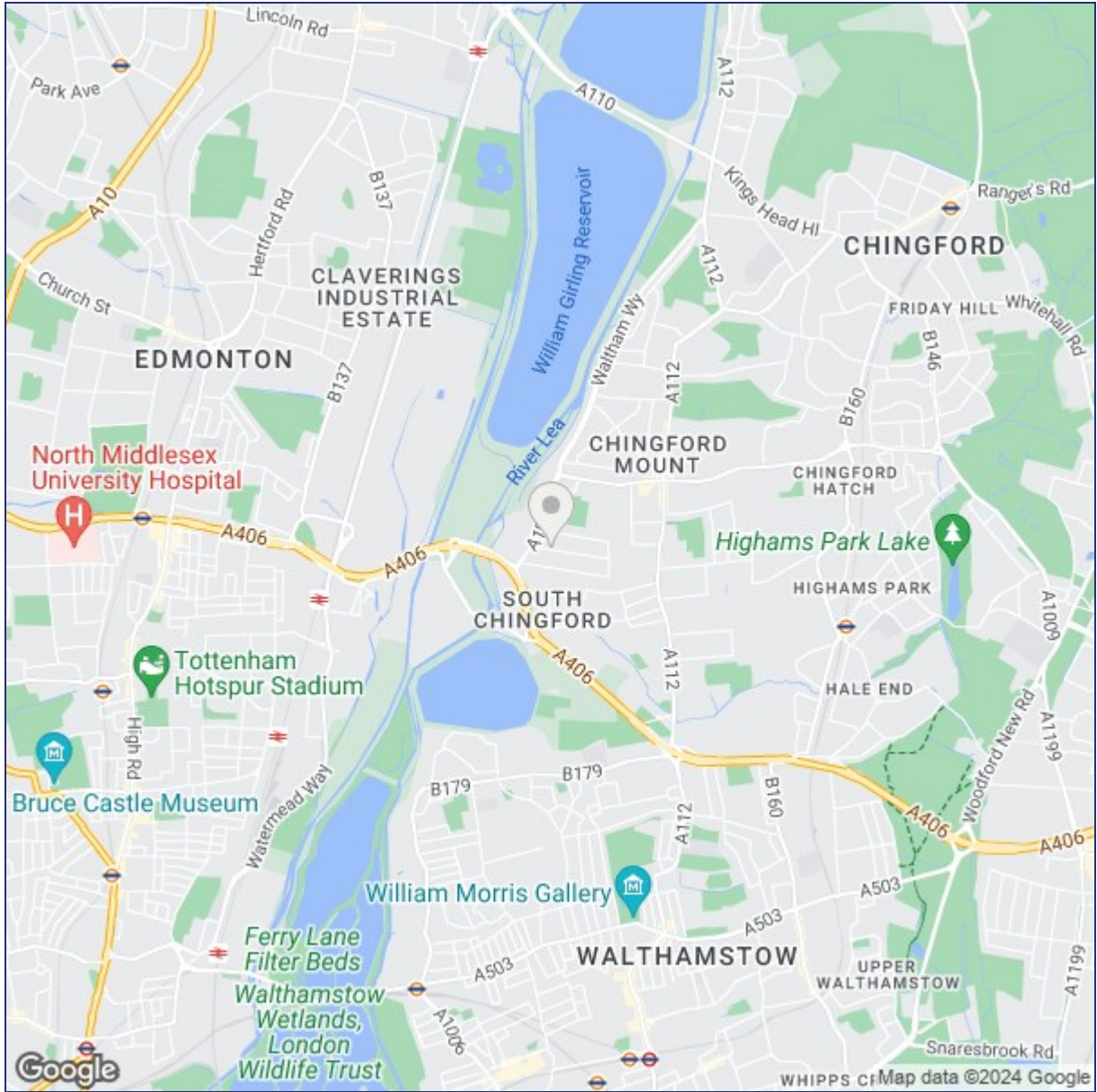
BATHROOM 7'1 x 5'11

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 WHATEVER IN RELATION TO THIS PROPERTY.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	56
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.

