

86 Old Church Road  
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E4 8BX

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## Burnham Road, E4 8PB



**Asking Price £600,000 Freehold**

\*\*\* LAUNCH DAY 10TH FEBRUARY \*\*\*

Kings Group of Chingford offers this 4-bedroom terraced property. It features an entrance hallway leading to an open-plan living room with a bay window and a kitchen diner with base & eye level units, roll top work surfaces and tiled splashbacks. The first floor includes two double bedrooms, a single third bedroom, and a family bathroom. The property has a loft conversion, adding an extra bedroom with an en-suite. The 100ft garden with a storage shed is at the rear, and there's off-street parking at the front. Council tax band D. EPC rating D.

With potential to extend subject to planning permission, this home is ideal for first-time buyers or those looking to upsize.

Located on Burnham Road, this peaceful residential area offers proximity to local amenities and excellent transport links, including easy access to the A406.

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

**ENTRANCE HALL**

**LIVING ROOM 13'10 x 11'9**

**KITCHEN DINER 18'0 x 11'11**

**1ST FLOOR LANDING**

**BEDROOM 14'0 x 10'9**

**BEDROOM 11'10 x 11'3**

**BEDROOM 8'5 x 6'11**

**BATHROOM**

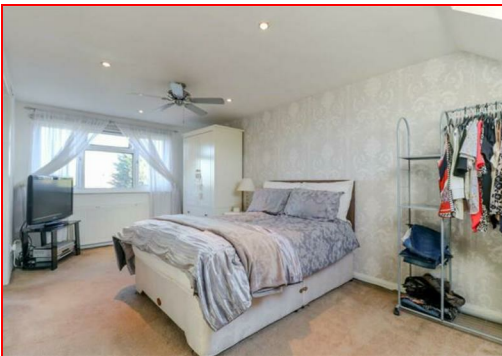
**2ND FLOOR LANDING**

**BEDROOM 19'9 x 16'6**

**EN-SUITE**

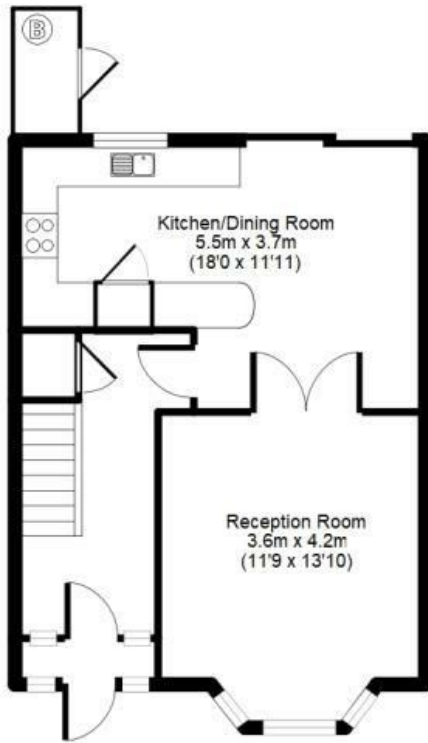
**DISCLAIMER**

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.

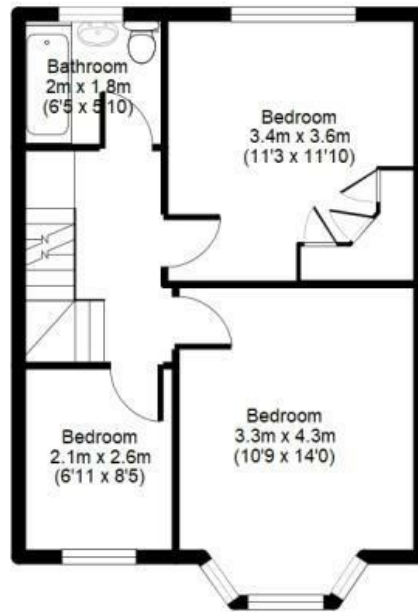


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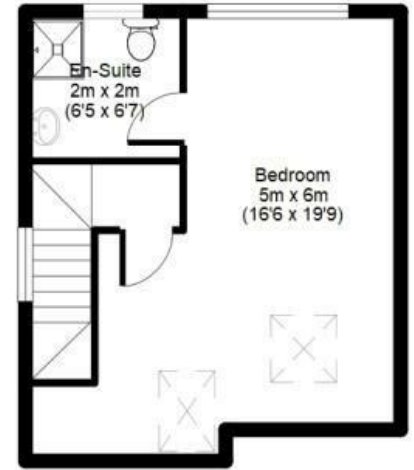
APPROX GROSS INTERNAL FLOOR AREA: 1196 sq. ft / 111 sq. m



Ground Floor

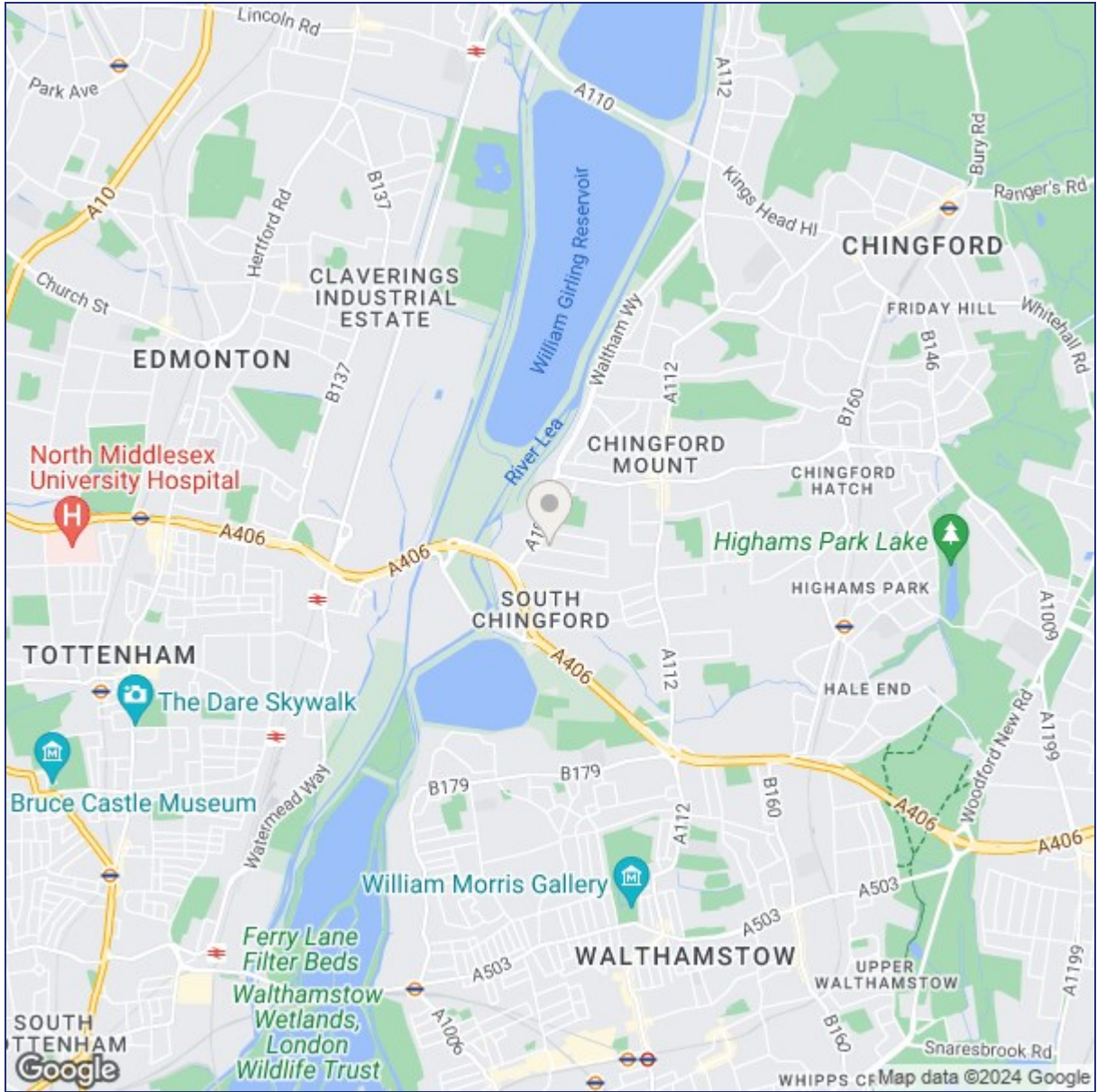


First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale



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	
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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.

