

86 Old Church Road
Chingford
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Middleton Close, E4 8EA



Asking Price £625,000 Freehold



FANTASTIC KITCHEN. Kings Group Chingford are happy to present for sale!

This four bedroom mid-terrace family home, located a short walk away from Chingford Mount which offers a variety of shopping and transport facilities.

To the ground floor you have a WC/laundry room and built in under stair storage. There are 2 reception rooms, one being a large family room boasting the much sought after living dining and kitchen area arrangement. The feature kitchen boasts a shaker style base and eye level units in light grey trim with quartz work surfaces, integrated appliances to include double oven, coffee machine, fridge freezer and dishwasher with a central island featuring a hob with a ceiling extractor.

On the first floor there are three good size bedrooms 2 with fitted wardrobes and a family fully tiled bathroom suite. To the 2nd floor you have the 4th bedroom with plenty of eaves storage and wardrobe space.

The rear garden has a wooden decked area with laid to lawn bordering plants and shrubs with a large outhouse to the rear with a handy kitchen area with electric and water. There is also access via private rear access.

To the front you have off street parking for 2 cars. The property is of a brick and tile construction.

Tax Band E, EPC rating C.

This property must be viewed to be fully appreciated - Call now 0208 524 7444

ENTRANCE HALL

RECEPTION 11'10 x 10'8

KITCHEN / LIVING AREA 28'7 x 10'4 x 17'5 max

DOWNTAIRS W.C 3'08 x 7'08

BEDROOM 13'09 x 10'10

BEDROOM 11'05 x 9'10

BEDROOM 7'00 x 9'09

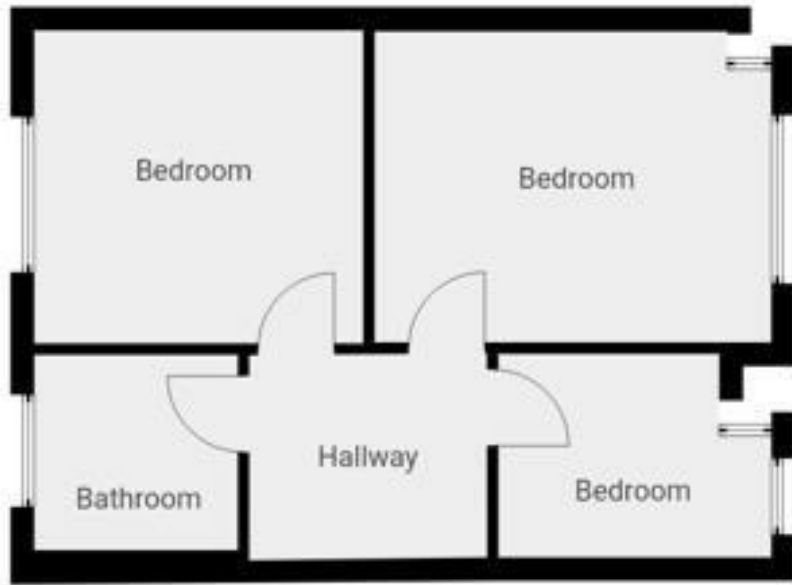
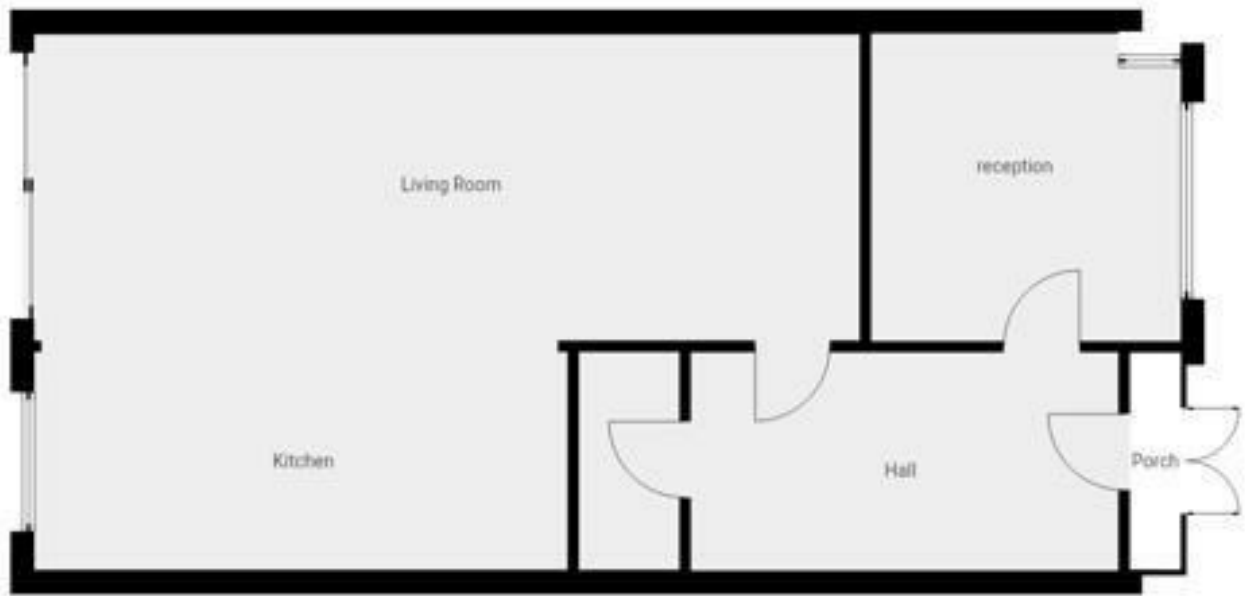
BATHROOM 7'02 x 7'00

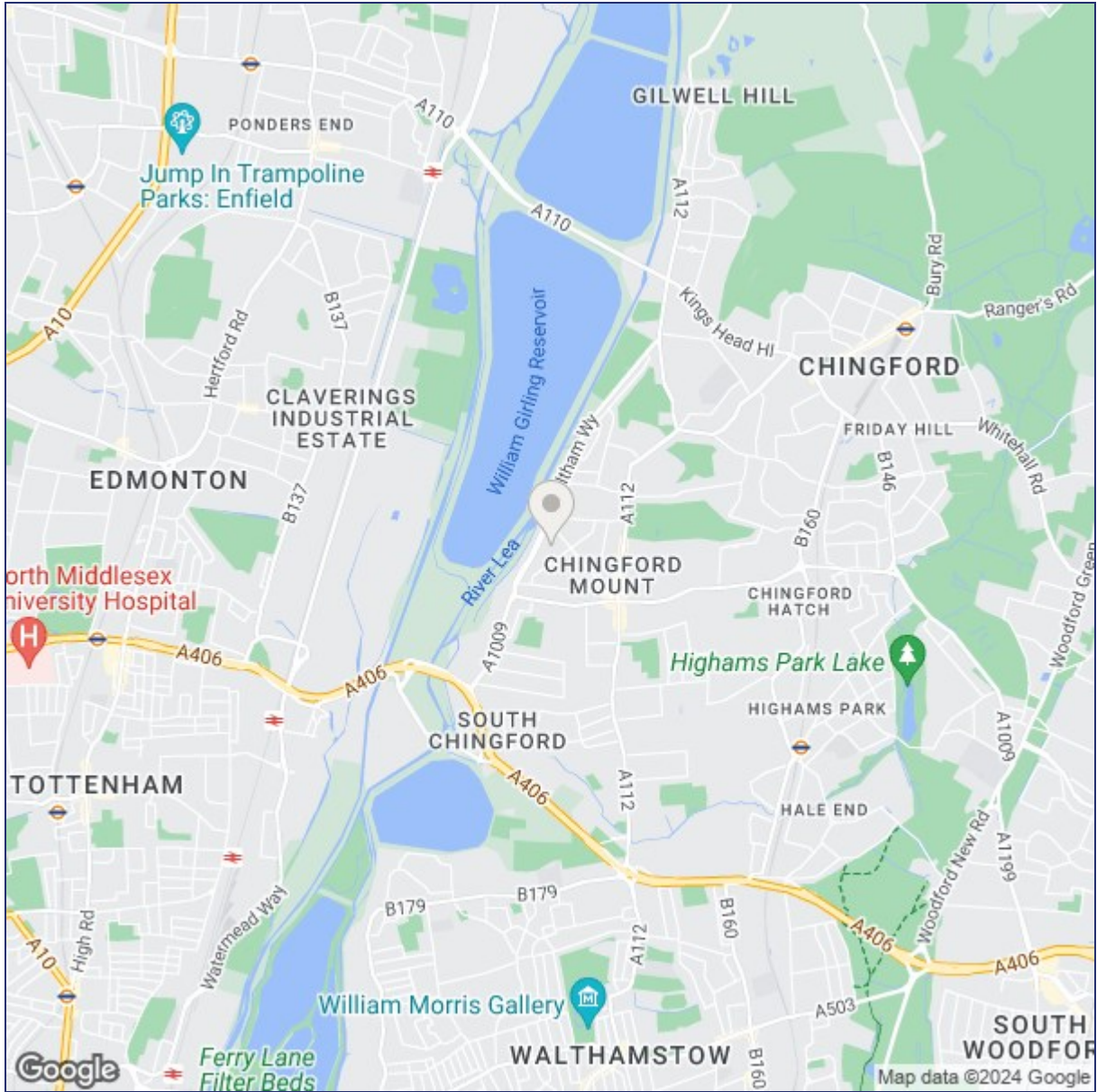
BEDROOM 10'03 x 12'03

GARDEN 70ft approx

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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (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	
	69		83
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

("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.

