

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Salisbury Hall Gardens, E4 8SA



Asking Price £475,000 Freehold

\*\*\* CHAIN FREE PROJECT \*\*\*

Kings Group of Chingford present this 3 bedroom terraced property to the market. Consisting of an entrance hallway, living room with fireplace and bay window, dining room and kitchen on the ground floor. The first floor has two double bedrooms, a single third bedroom and fully tiled bathroom with white three piece suite. At the rear of the property is a partially paved and laid to lawn garden with ready access. To the front of the property is off street parking. Constructed with brick and tile, features mains water, electric and gas heating.

Placed just a short walk to Old Church Road and all the amenities it has to offer. Also falling into the catchment area for some good local schools and boasting excellent transport links. The property is in need of modernising throughout but boasts a great opportunity for any prospective buyers.

Call our Chingford branch to arrange your viewing on 0208 524 7444!

Freehold  
Council Tax Band D  
EPC rating to be confirmed.

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Average  
Vodafone - Good

Broadband (estimated speeds)  
Standard 15 mbps  
Superfast -  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT - Good  
Sky - Good  
Virgin - Good

#### ENTRANCE HALL

**LIVING ROOM 11'9 x 11'8**

**DINING ROOM 14'8 x 12'2**

**KITCHEN 10'1 x 8'3**

#### LANDING

**BEDROOM 12'10 x 9'9**

**BEDROOM 11'4 x 9'10**

**BEDROOM 8'6 x 7'3**

**BATHROOM 7'4 x 7'2**

#### DISCLAIMER

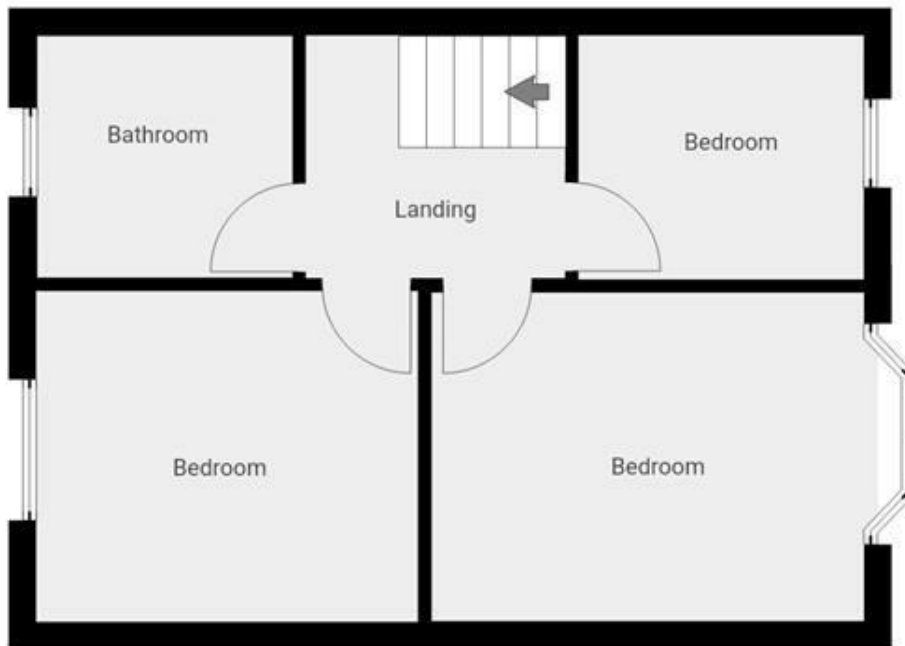
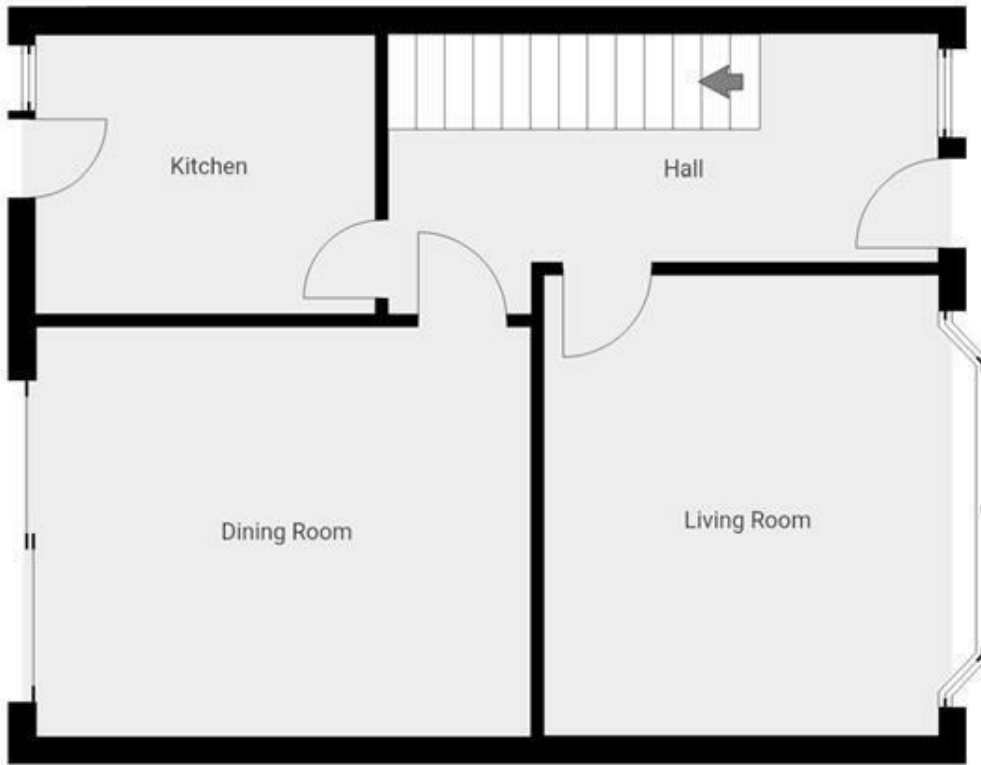
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.



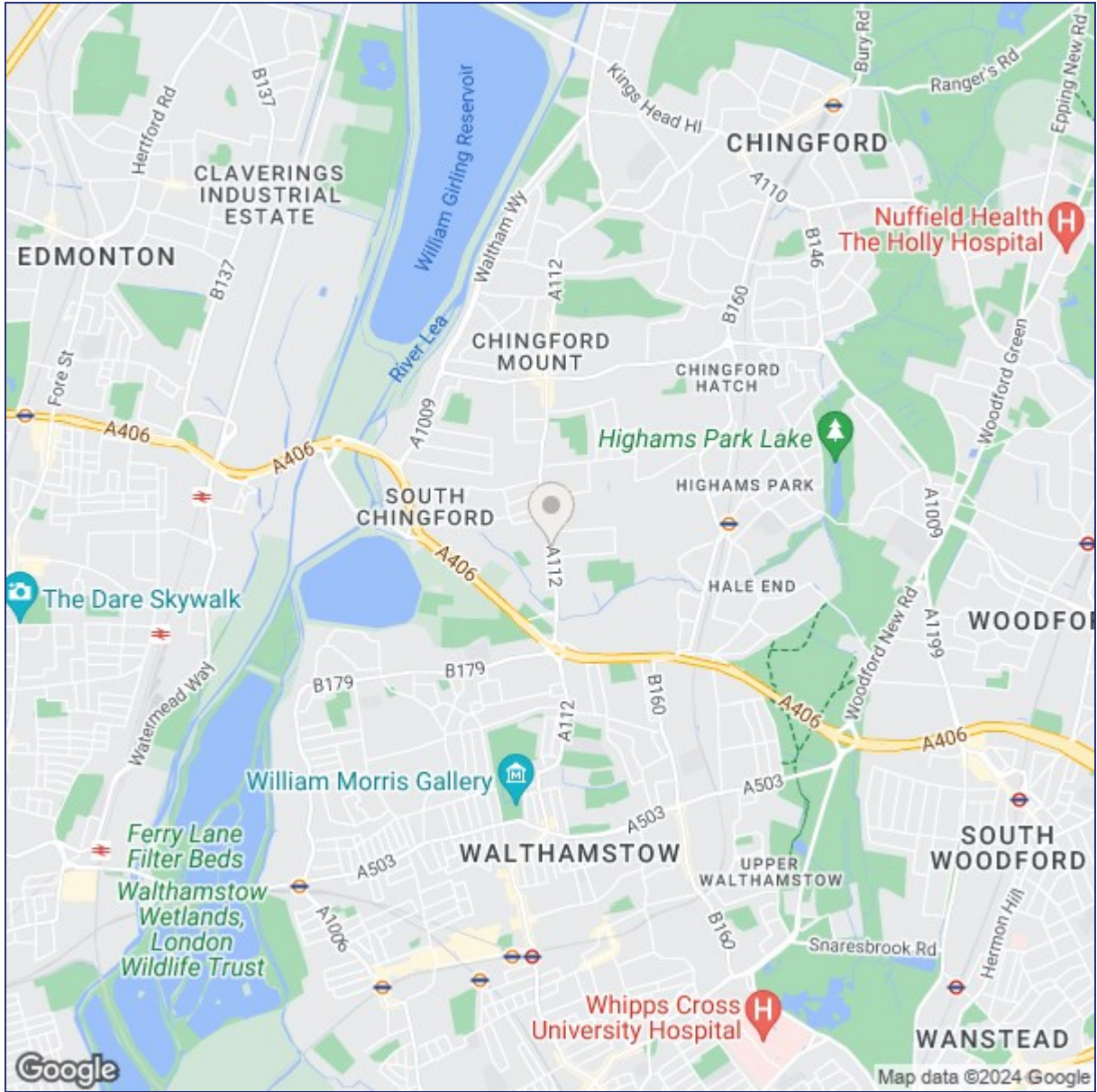
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

