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Barfields, IG10 3JH



Offers In Excess Of £450,000 Freehold



Kings Group present this 3 bedroom SEMI-DETACHED property to the market. The ground floor consisting of an entrance porch, living room with feature fireplace & bay window, kitchen with wood effect base & eyes level units, roll top work surfaces and tiled splash backs with a convenient utility cupboard and a dining room with patio doors leading out to the rear garden. On the first floor are two double bedrooms with fitted storage, a third single bedroom and a fully tiled bathroom with three piece suite & shower. At the rear of the property is a partially paved and laid to lawn garden with decking, also featuring a large outbuilding. The front of the property boasts off street parking and a low maintenance front garden. The property has mains water, electric and gas.

Located within the popular school catchments of Alderton Infant and Junior and Debden Park High School, Roding Valley Nature Reserve is also located nearby - a vast area filled with open playing fields; tennis courts; and kids playgrounds, ideal for families and long walks.

Call Kings Group today to arrange your viewing and avoid disappointment!

FREEHOLD
BISF Construction
Council Tax Band C
EPC To be confirmed

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

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

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

ENTRANCE PORCH

LIVING ROOM 18'0" x 11'9"

KITCHEN 17'8 x 8'6

DINING ROOM 12' x 12'

DOWNSTAIRS W.C

LANDING

BEDROOM 12'1" x 10'5"

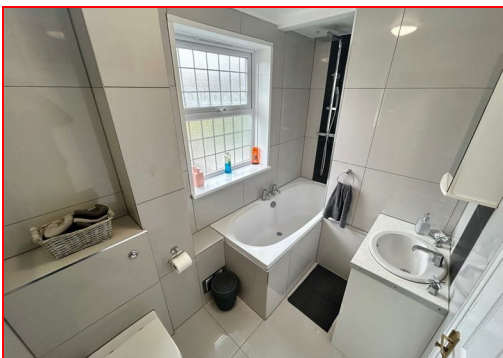
BEDROOM 11'7 x 8'8

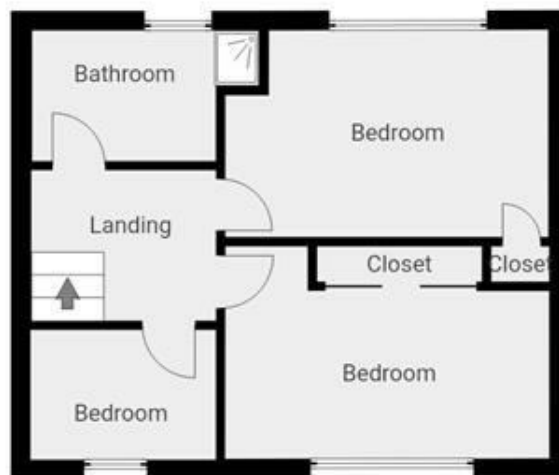
BEDROOM 8'10" x 8'6"

BATHROOM 9'5 x 5'5

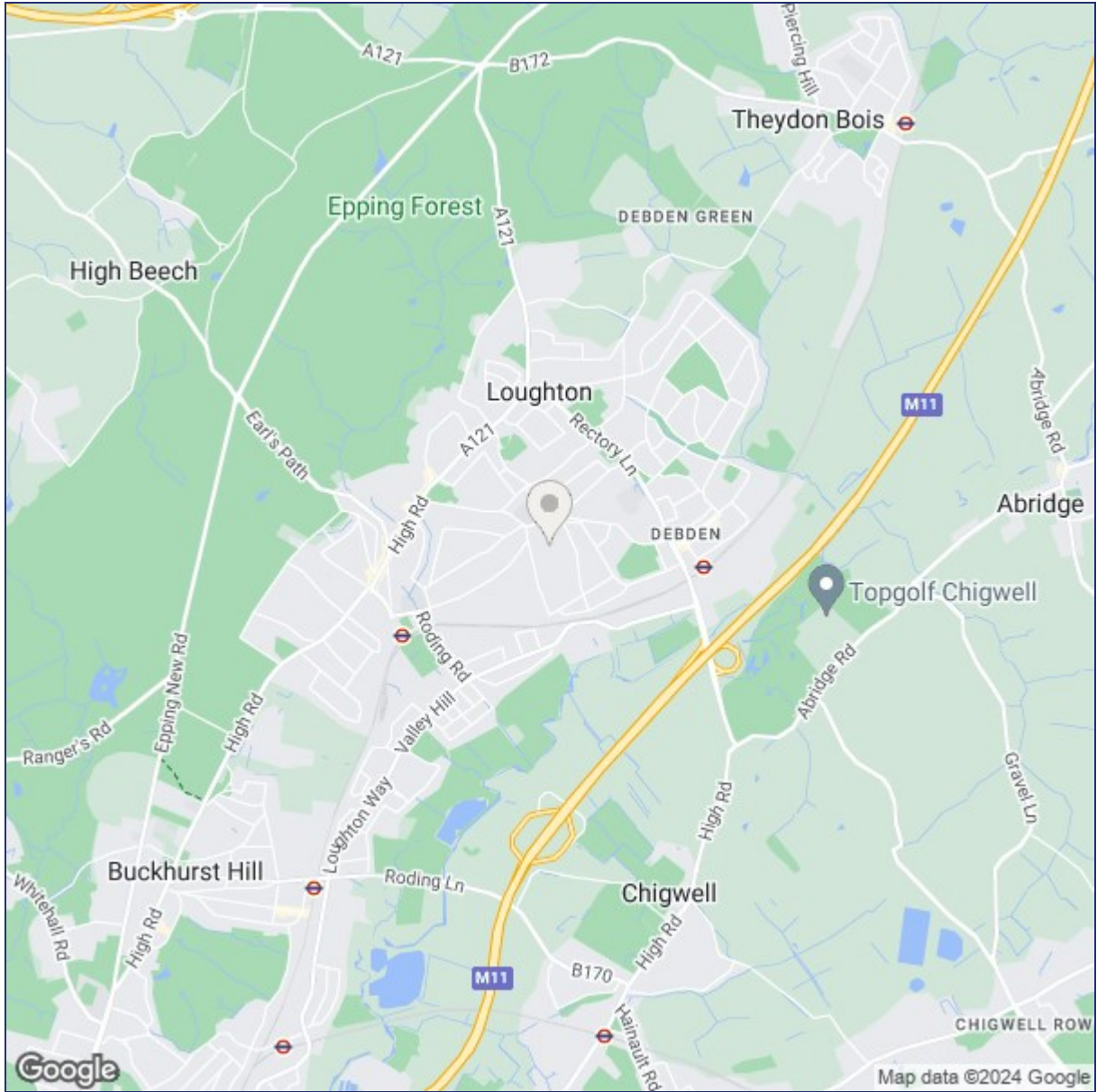
DISCLAIMER

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.





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

