

86 Old Church Road  
Chingford  
E4 8BX

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



Epping Way, E4 7PG



Asking Price £449,995 Freehold



### 3 BEDROOM TERRACED HOUSE!

Kings of Chingford are delighted to offer to the market this well situated three bedroom family home.

Arranged over two floors the ground floor is comprised of large living room, kitchen and bathroom with three piece suite.

To the first floor you have three bedrooms, two double bedrooms and one single bedroom.

Boasting a partially paved, partially laid to lawn garden and good sized shed to the rear as well as a laid to lawn garden to the front with potential for off street parking.

Call now to arrange your viewing and avoid disappointment - 0208 524 7444

This property is of brick construction with mains gas and water.

Flood Risk  
Rivers & Seas - Very low  
Surface Water - Low

Mobile (based on calls indoors)

O2 - Good  
EE - Average  
Three - Good  
Vodafone - Good

Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 70 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**LOUNGE 18'4 x 10**

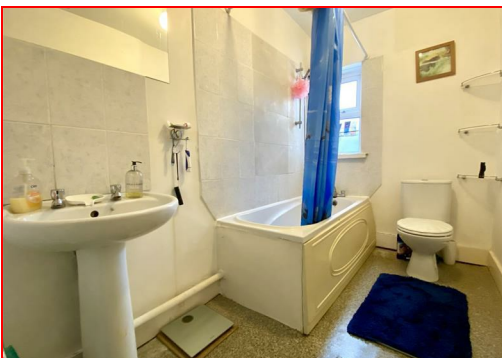
**KITCHEN 12'7 x 9'5**

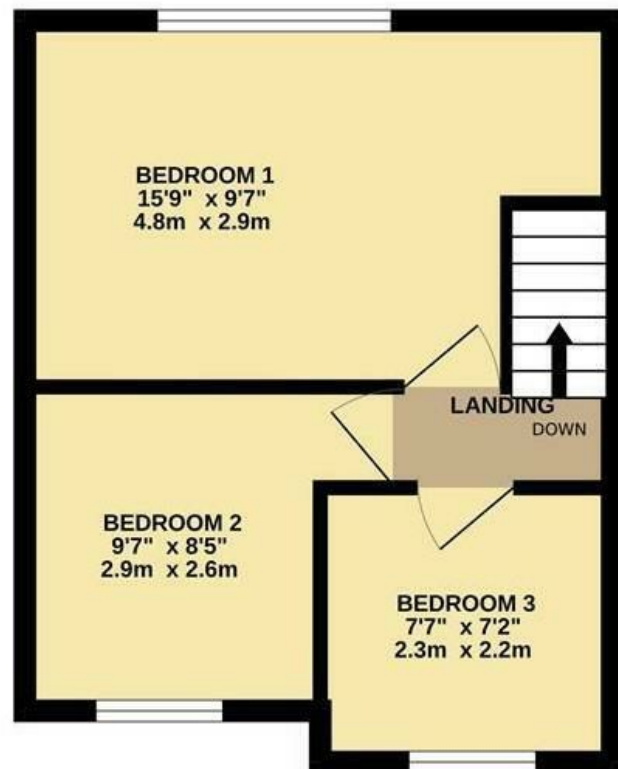
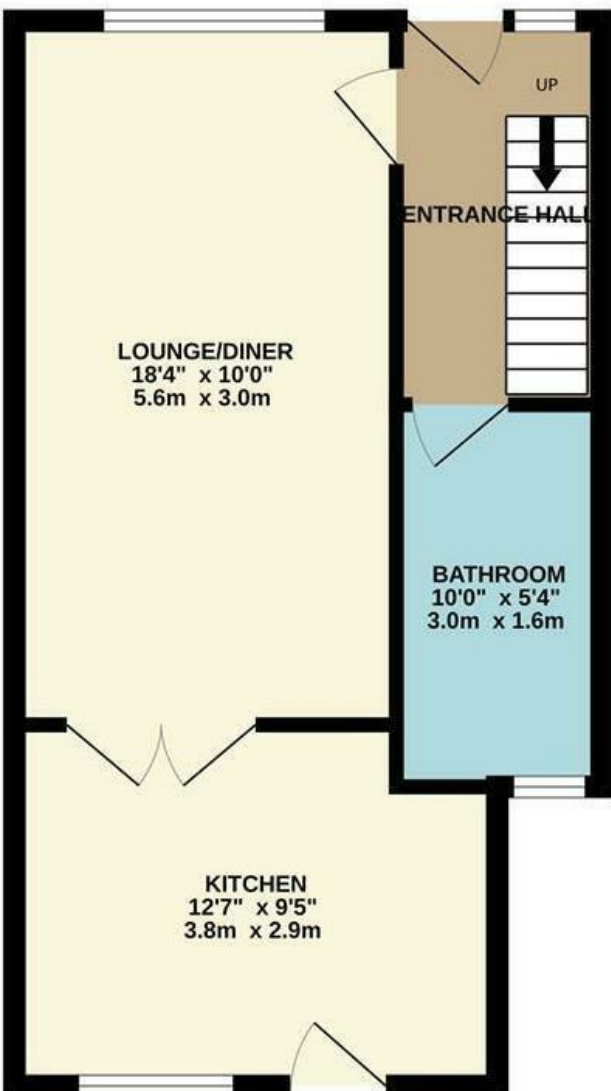
**BATHROOM 10 x 5'4**

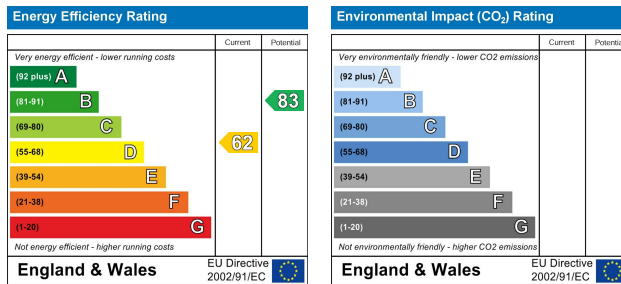
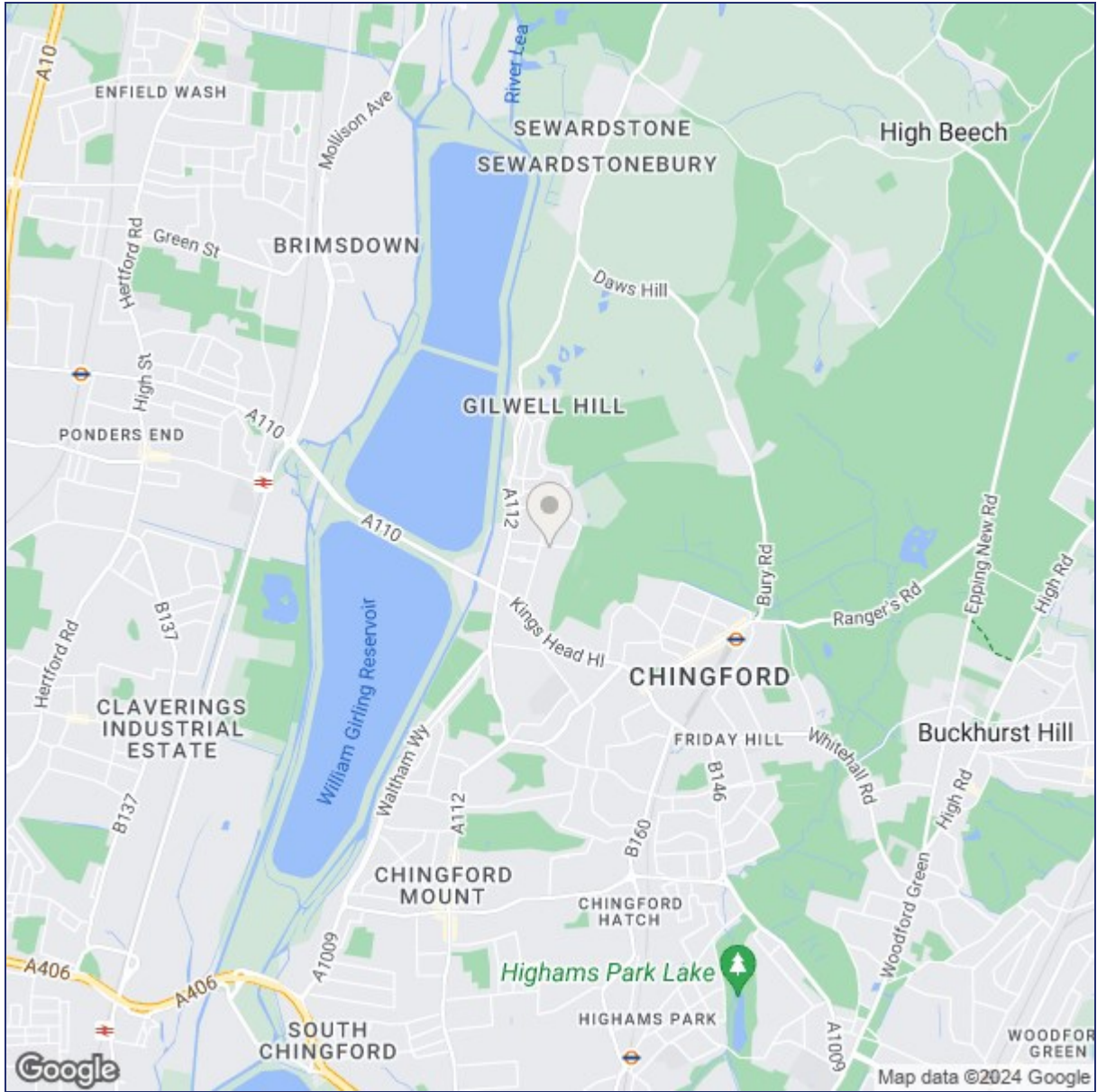
**BEDROOM 1 15'9 x 9'7**

**BEDROOM 2 9'7 x 8'5**

**BEDROOM 3 7'7 x 7'2**







("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.

