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## Yardley Lane, E4 7RS



Asking Price £575,000 Freehold



**FAMILY HOME!!** Kings are pleased to offer for sale this 3 bedroom home located within this delightful location. The property has been the subject of many improvements recently to include a contemporary kitchen/living area boasting dark blue and grey handle less units with complimentary quartz work top. feature hot water tap with integrated Neff slide oven with built in hob, also features a hob with a pop up extractor. There is space for an American style fridge/freezer, washing machine and dishwasher. Other recent improvements include new windows, remodeled bathroom to the ground floor, shower room to the first floor and the addition of a much sought after air-conditioning unit to the main bedroom.

The garden boasts a manageable laid to lawn area with bordering paved patio areas, and gated side access. At the rear of the garden there is a summer house with one section being for utility/storage and the other being a self contained office.

To the front you have parking for 2 vehicles with an attractive brick frontage and stairs leading up to the front door.

Situated on Yardley Lane, off Sewardstone Road, the property is in the catchment area for Yardley School and near good transport links.

Call 0208 524 7444 to arrange a viewing!

Energy Rating C.  
Council Tax Band D  
Floor Area 1,194 ft<sup>2</sup>/ 111 m<sup>2</sup>

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

Broadband (estimated speeds)  
Standard 11 mbps  
Superfast 80 mbps  
Ultrafast -

Satellite & Cable TV Availability  
BT  
Sky

#### **ENTRANCE HALL**

**LOUNGE 14'6 x 13'2**

**KITCHEN DINNER 18'8 x 13'2**

**BEDROOM ONE 13'0 x 11'4**

**SHOWER ROOM 8'6 x 5'8**

#### **FIRST FLOOR**

**BEDROOM TWO 13'6 x 11'3**

**BEDROOM THREE 14'9 x 8'0**

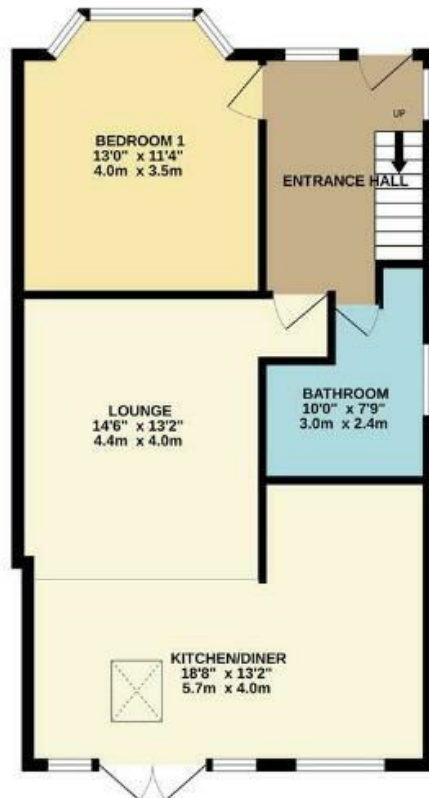
**BATHROOM 10'0 x 7'9**

**ANNEX**

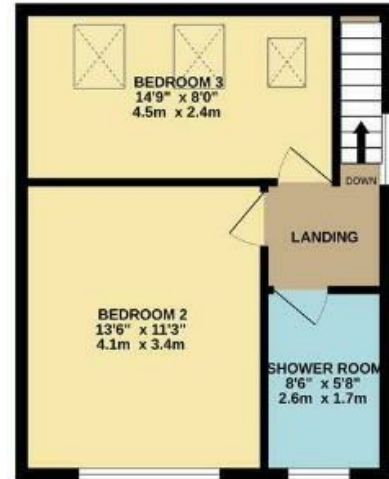
**DISCLAIMER**



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

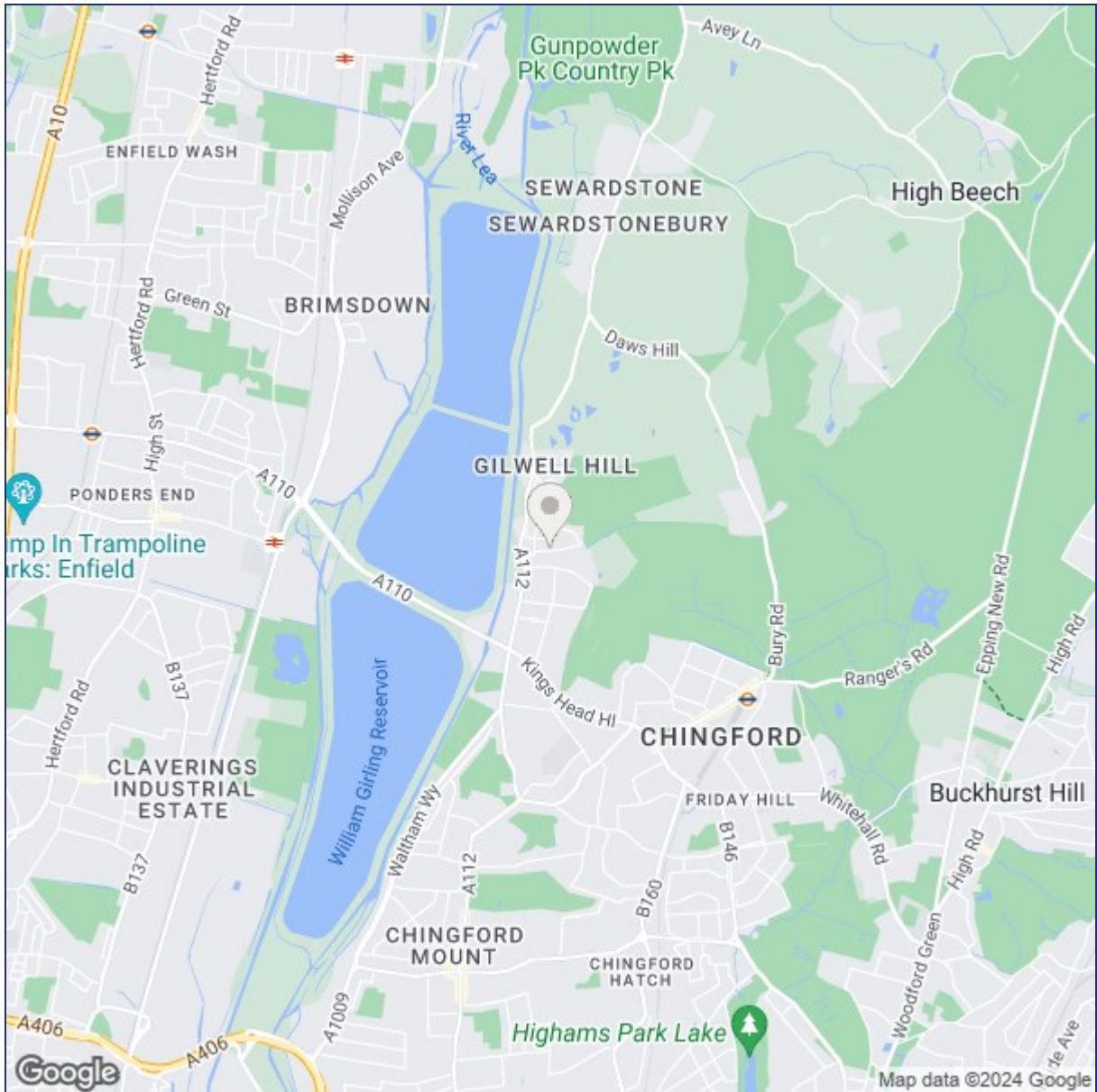


1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetMapper 2021.4



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

