

86 Old Church Road
Chingford
E4 8BX

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



Gunners Grove, E4 9SS



Asking Price £525,000 Freehold



Kings Group Chingford presents this 3-bedroom semi-detached bungalow for sale. The property includes an entrance hallway, a reception room, a kitchen, two double bedrooms, one single bedroom, and a family bathroom with a separate toilet. At the rear, there is a lawn garden. The front features a small garden, off-street parking, and a garage. The bungalow is built with brick and tile and has mains electricity, gas, and water.

The property is conveniently located in a desirable neighbourhood, providing easy access to amenities including parks, schools, shopping centers, and a variety transport options. Commuting is convenient with major highways and commuter routes nearby as well as good access to North Chingford Station.

FREEHOLD
Council Tax Band E
EPC Rating TBC

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

Broadband (estimated speeds)
Standard -
Superfast -
Ultrafast -

Satellite & Cable TV Availability
BT
Sky

HALLWAY

RECEPTION 11'3 x 10'2

KITCHEN 10'9 x 7'3

BEDROOM 15'2 x 11'3

BEDROOM 10'4 x 8'9

BEDROOM 11'11 x 6'7

BATHROOM 7'1 x 5'1

TOILET

GARAGE

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.



86 Old Church Road, Chingford, E4 8BX

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



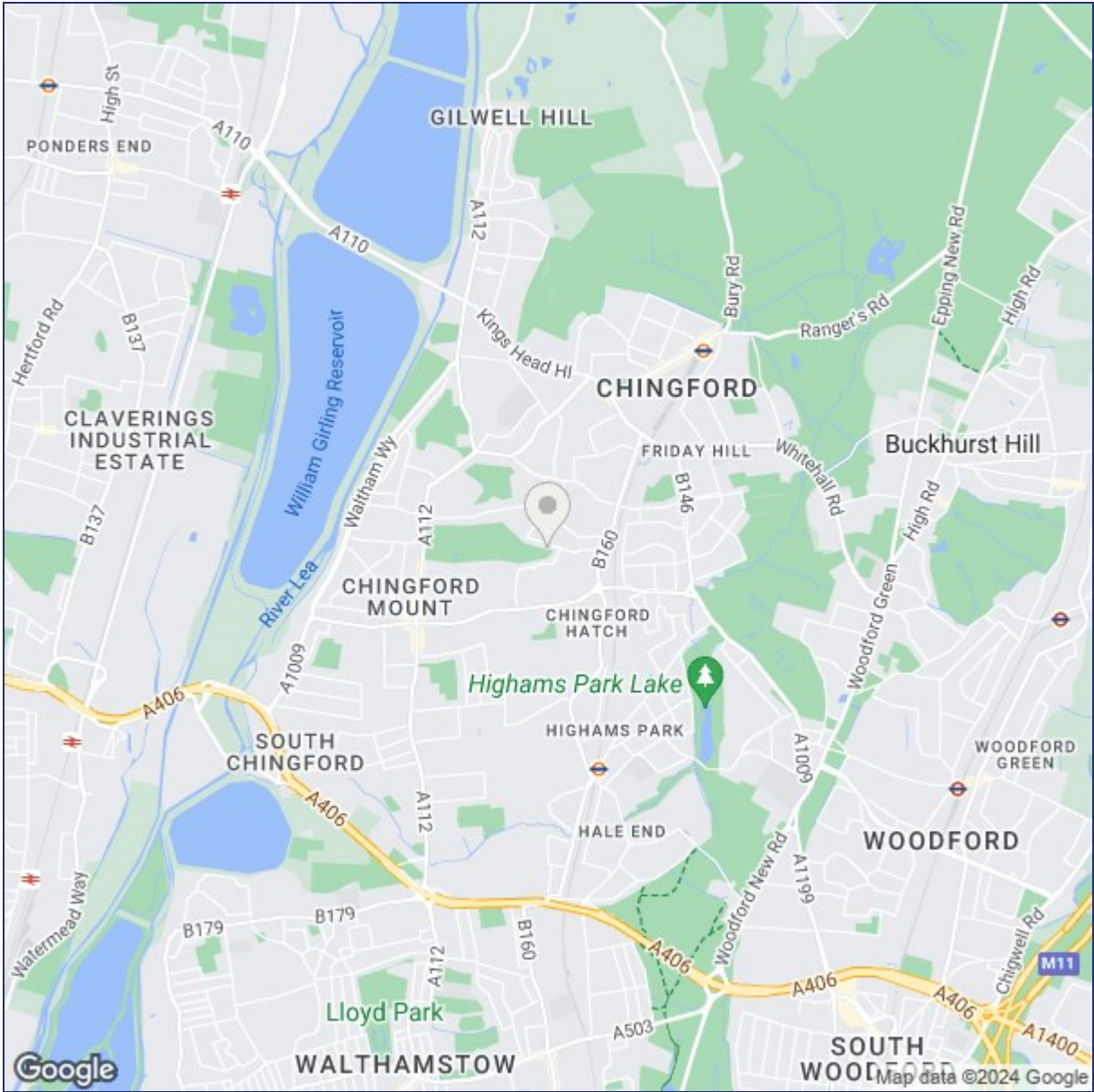


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

86 Old Church Road, Chingford, E4 8BX

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





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			England & Wales		
EU Directive 2002/91/EC			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.

