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Chingford
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Templeton Avenue, E4 6SS



Offers In Excess Of £575,000 Freehold



Kings Group of Chingford is pleased to offer this well-presented three-bedroom end of terrace family home. Located on peaceful Templeton Road, it's just a few minutes' walk to Chingford Mount high street with its many amenities. The house is also in the catchment area for good local schools. You'll find excellent transport links with Walthamstow and Chingford train stations just a 20-minute bus ride away.

The property is arranged over two floors. The ground floor features an open-plan reception room with French doors leading to a rear extension, now used as a dining room. The kitchen has base and eye-level units, integrated appliances, and roll-top work surfaces. There is also a cloakroom and a WC on the ground floor, convenient for family living.

The first floor has three spacious bedrooms—two doubles and a large single. The family bathroom includes both a shower enclosure and a modern three-piece suite. The property has a paved frontage and a rear garden with a decked area, lawn, side access, and a garage. The property consist of a brick and tile construction with mains electric gas and water.

With potential to extend STPP, this property is a must-see, call our office now to arrange your viewing on 0208 524 7444.

Freehold
Council Tax Band - E
EPC - D

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

Broadband (estimated speeds)
Standard 14 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky



ENTRANCE HALLWAY

LIVING ROOM 11'0 x 9'5

DINING ROOM

KITCHEN 9'7 x 6'5

DOWNSTAIRS W.C

LANDING

BEDROOM 11'3 x 10;11

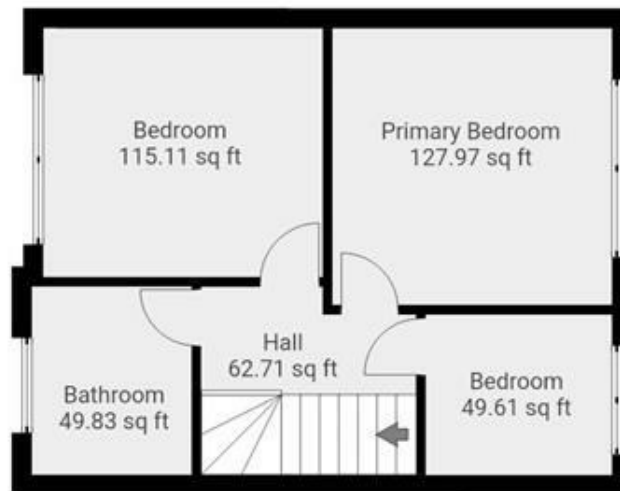
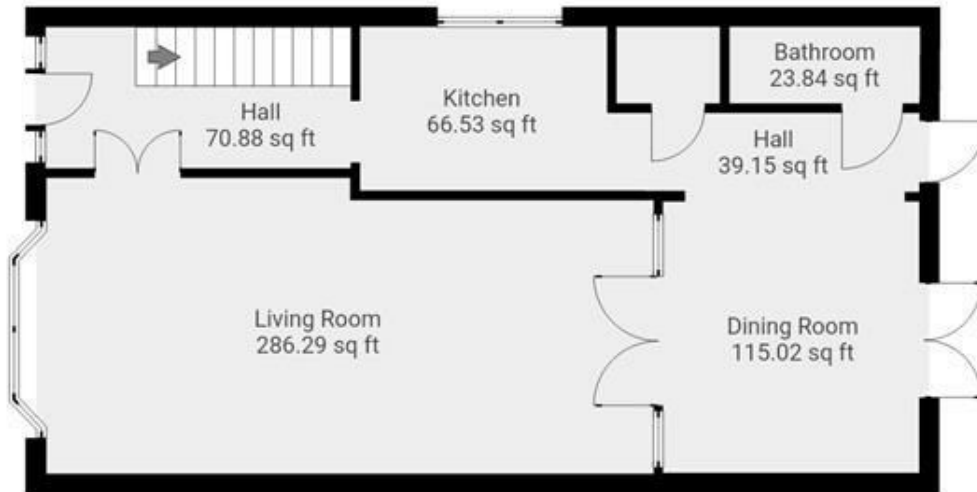
BEDROOM 10'11 x 10'1

BEDROOM 7'1 x 6'1

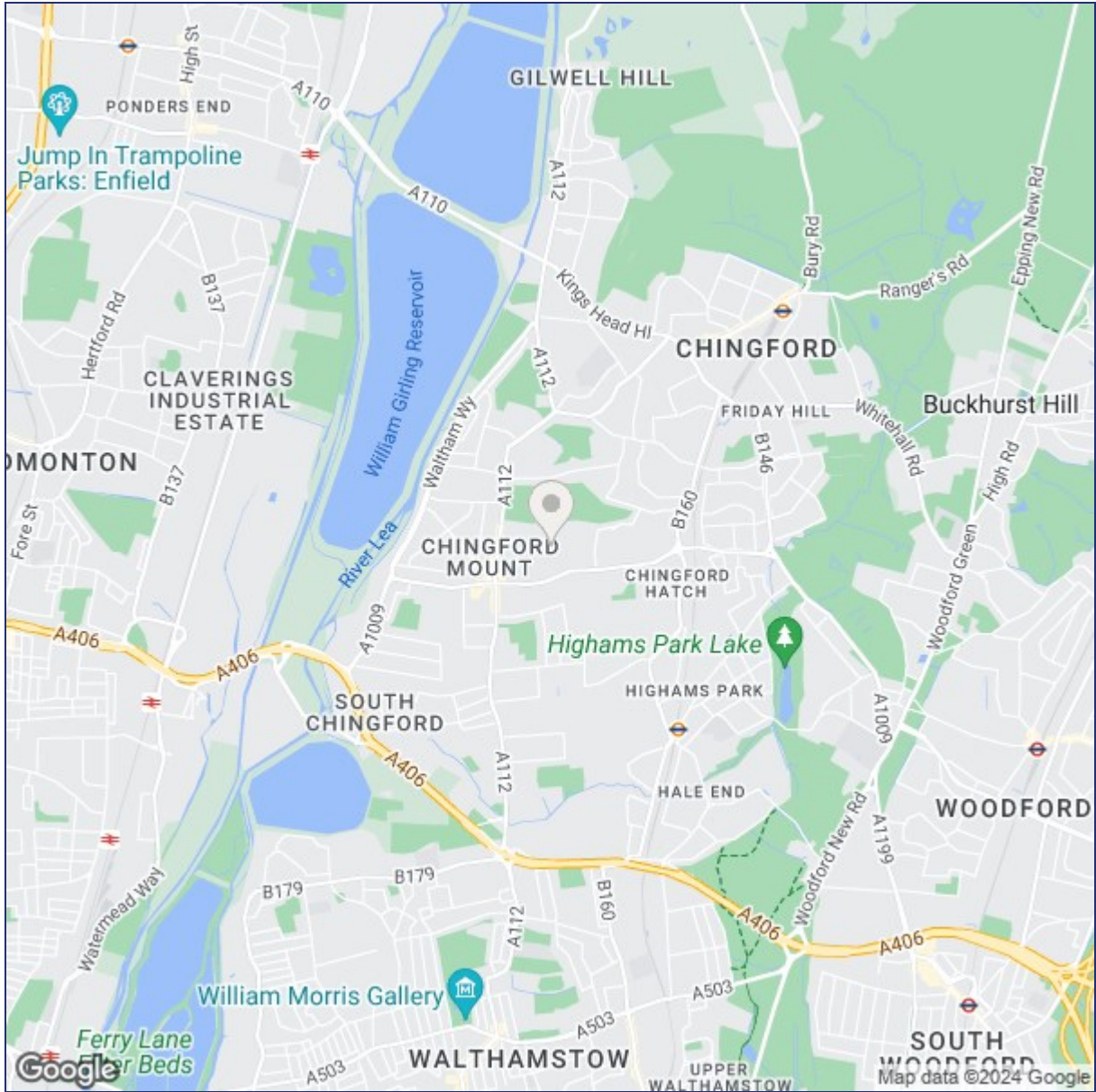
BATHROOM 7'9 x 6'10

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 (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	86	 Very environmentally friendly - lower CO ₂ 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 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.

