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Burnham Road, E4 8PA



Offers In Excess Of £545,000 Freehold



Kings Group Chingford presents this 3 bedroom end of terrace property.

Situated on the sought after, peaceful residential, Burnham Road, the property is located a short walk to local amenities and just a 2 min drive to the A406 and providing easy transport access to Walthamstow tube station and other public transport links.

As you enter the property you will find the living room and dining room, followed by an L-shaped kitchen with quartz worktops.

To the first floor you will see two double bedrooms, main with built in storage, one single bedroom and family bathroom.

At the rear of the property there is an extensive garden, with potential to extend into the loft (STPP). At the front of the property there is a drive with space for two cars.

Call now to arrange a viewing on 0208 524 7444!

Freehold
EPC - TBC
Council Tax Band D

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 13'00" x 11'07"

DINING ROOM 10'11" x 10'09"

KITCHEN 16'01" x 16'07"

BEDROOM 13'05" x 10'11"

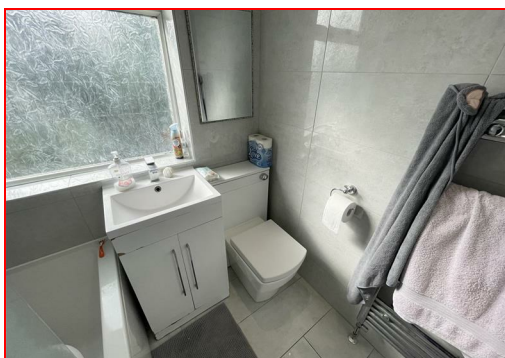
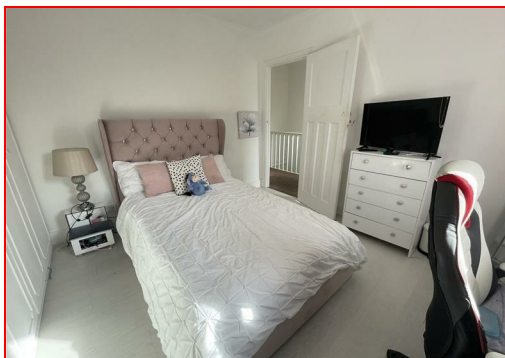
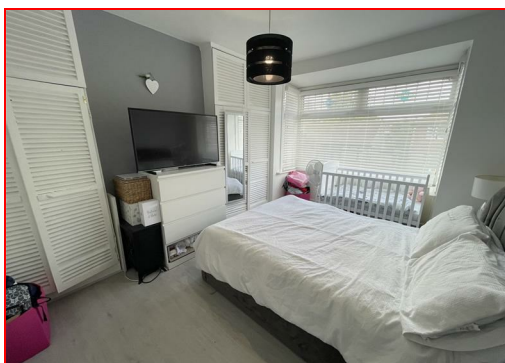
BEDROOM 11'06" x 11'02"

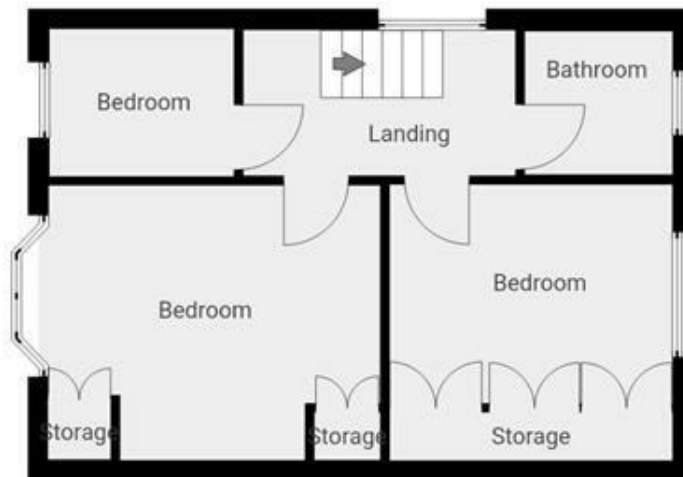
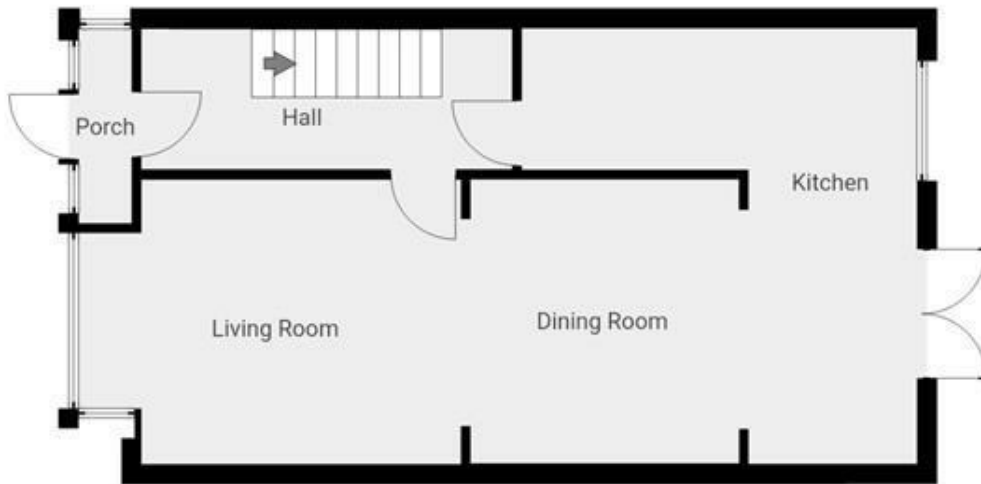
BEDROOM 7'06" x 6'00"

BATHROOM 6'00" x 5'10"

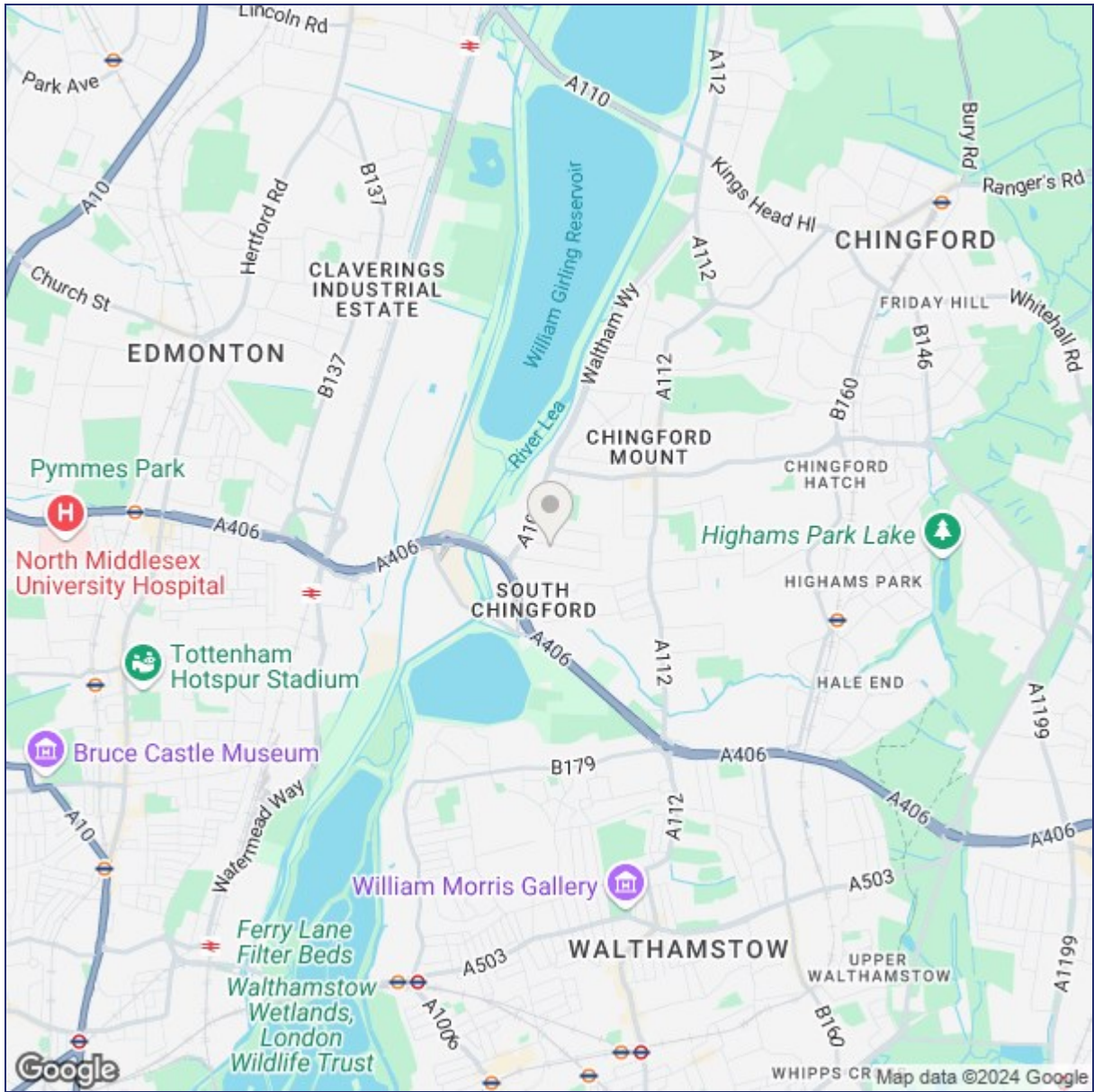
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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	

("These details are correct at time of going to press").

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