

86 Old Church Road  
Chingford  
E4 8BX

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



## Ainslie Wood Road, E4 9BX



**Offers In Excess Of £600,000 Freehold**



Kings Group Chingford presents this 3-bedroom end-of-terrace house. The ground floor includes an entrance hallway, a living room with a fireplace, and a dining room that leads into the kitchen, which has base and eye-level units, roll-top counters, and tiled splashbacks. There's also a shower room downstairs. The first floor has two double bedrooms, a single bedroom, and a fully tiled family bathroom with a shower. The back garden is partly paved with a lawn, and there's access to the garage. The front offers off-street parking and side access to the garden.

This spacious property is ideal for families, situated in a convenient location just a short walk to local amenities and a 10 min drive to Highams Park train station.

Call our office now to arrange your viewing and avoid disappointment.

FREEHOLD  
Gas Central Heating  
Double Glazing  
Council Tax Band D  
EPC Rating TBC

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

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

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 12'1 x 10'10**

**DINING ROOM 12'3 x 10'9**

**KITCHEN 17'4 x 9'3**

#### UTILITY

**DOWNSTAIRS SHOWER ROOM 6'2 x 5'3**

#### LANDING

**BEDROOM 11'9 x 11'3**

**BEDROOM 12'9 x 10'11**

**BEDROOM 8'4 x 5'11**

**BATHROOM 8'11 x 6'8**

#### GARAGE

#### DISCLAIMER

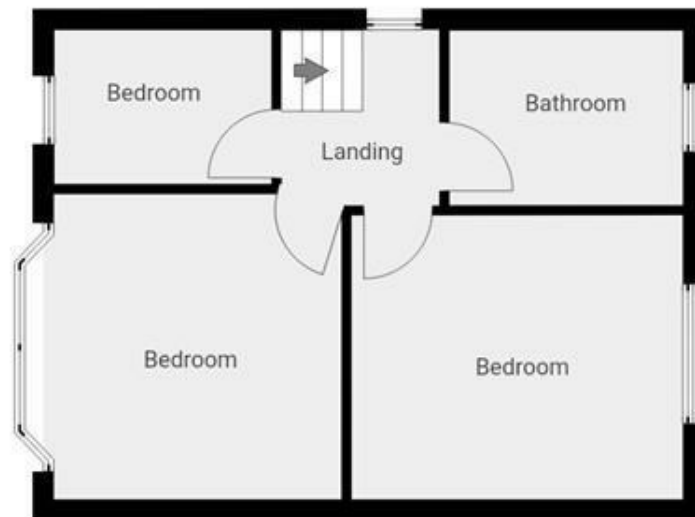
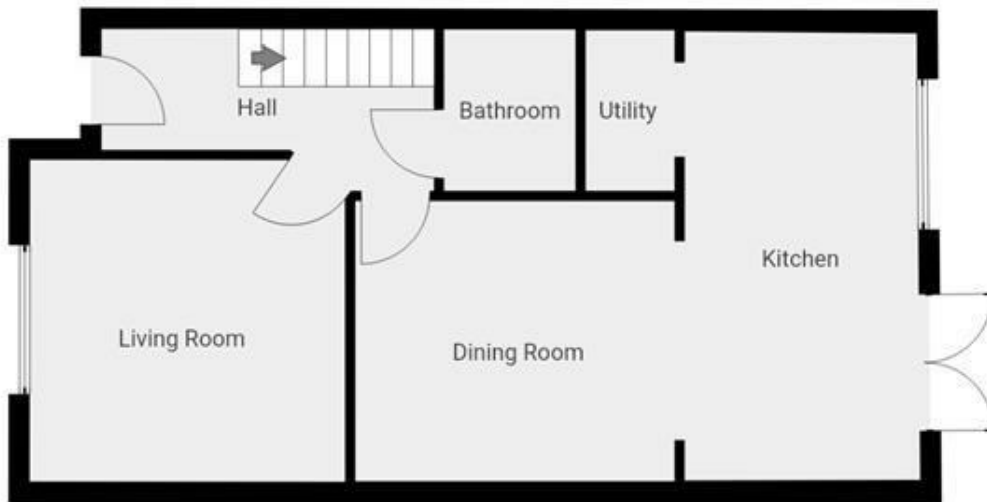
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.



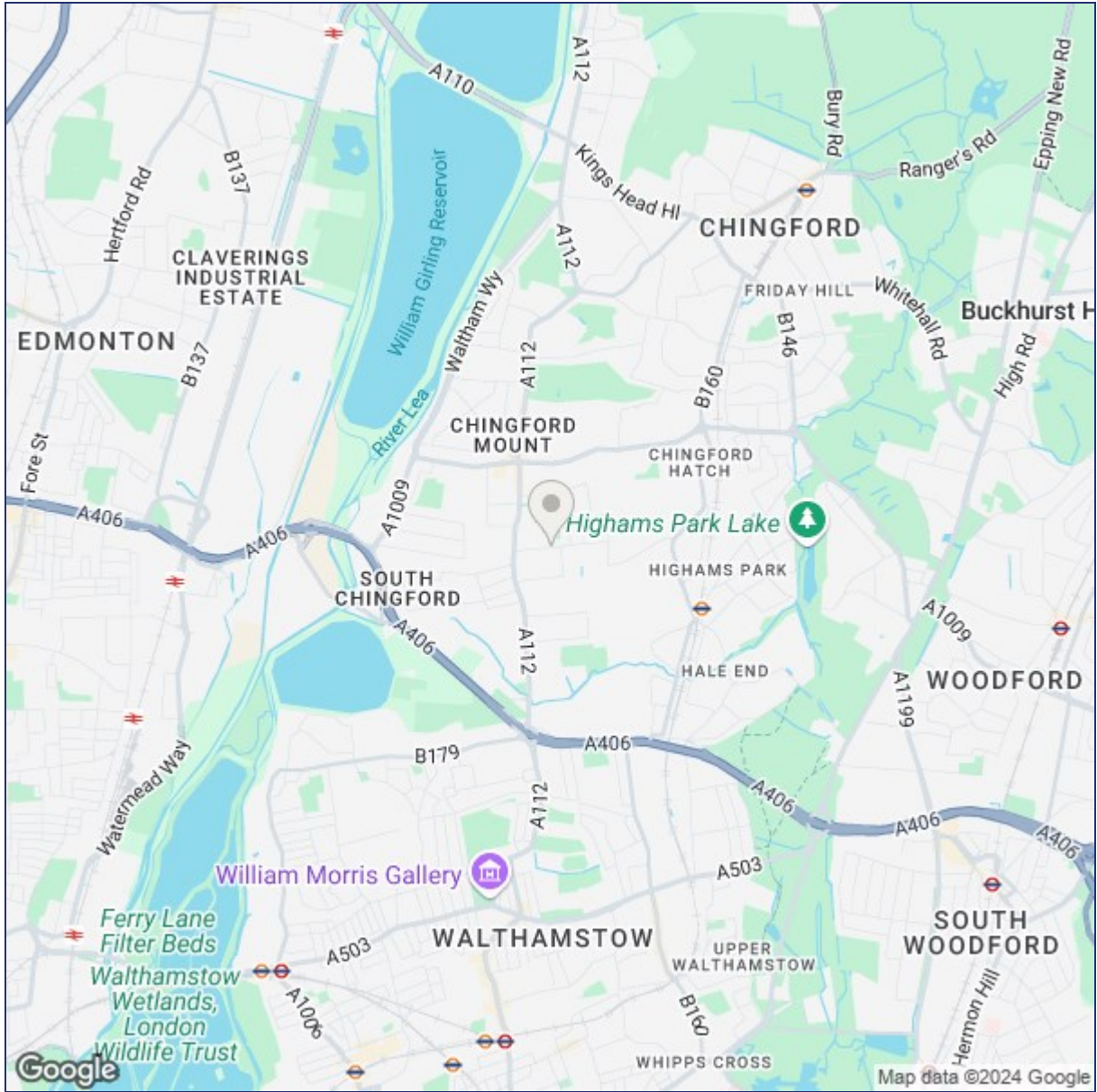
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>86</b>		<b>63</b>
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	

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

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