



**20 Lyndhurst Road,
Chingford**

**Asking Price
£550,000 Freehold**

20 Lyndhurst Road, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- FREEHOLD
- 3 BEDROOMS
- THROUGH LOUNGE
- CONSERVATORY
- DOUBLE GLAZED & GAS CENTRAL HEATING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND C
- EPC RATING D

THROUGH LOUNGE 24'3 x 7' (7.39m x 2.13m)

KITCHEN 12'10 x 8'8 (3.91m x 2.64m)

CONSERVATORY

LANDING

BEDROOM 13'1 x 11'8 (3.99m x 3.56m)

BEDROOM 11'3 x 8'6 (3.43m x 2.59m)

BEDROOM 8'1 x 7'8 (2.46m x 2.34m)

BATHROOM 5'9 x 5'6 (1.75m x 1.68m)

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 WHATEVER IN RELATION TO THIS PROPERTY.

Kings Group are delighted to present this three-bedroom end-of-terrace home in the sought-after Highams Park area, offering great potential to create your ideal family home.

The property features a through-lounge and diner with large windows at the front and rear, a feature fireplace, and access to understairs storage. At the rear, there is a good-sized kitchen with space for appliances and an adjacent L-shaped conservatory providing additional living space with patio doors leading to the garden.

Upstairs, the home offers three bedrooms, including a full-width master with fitted wardrobes, a second double bedroom, and a single bedroom housing the combi boiler. The contemporary shower room includes a corner shower, sink, W.C., heated towel rail, and tiled finishes.

Externally, the rear garden boasts a patio, lawn, flower beds, and a storage building, along with convenient side access.

Situated close to Highams Park Station, local shops, bus routes, and excellent road links via the A406 and M11, this property is ideally located. Highams Park Lake, Connaught Waters, and Epping Forest are all within easy reach, providing access to scenic outdoor spaces.

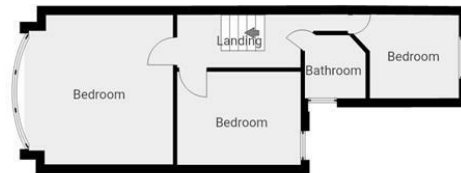
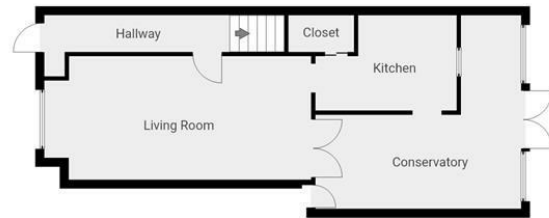
Don't miss out - contact Kings Group today on 02085247444 to arrange your viewing!

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

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

HALL



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



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



86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website

