

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)

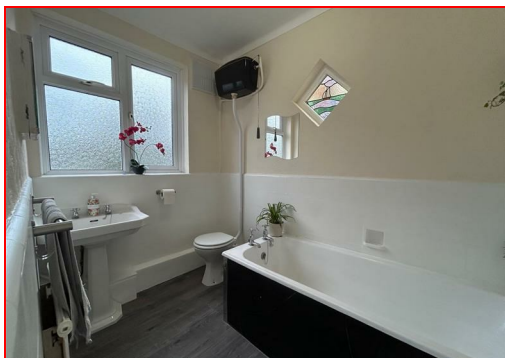
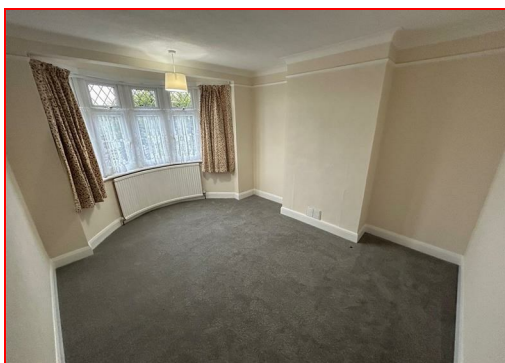


## Rectory Close, E4 8BG



**Asking Price £575,000 Freehold**





Kings Group – Chingford presents this CHAIN FREE three-bedroom semi-detached home to the market.

The ground floor includes an entrance hallway with under-stairs storage, a 25'8 x 12'7 through lounge with French doors leading to the rear garden, and a galley kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks.

On the first floor are two double bedrooms with bay windows, a single bedroom, and a family bathroom.

The rear garden is partially paved and laid to lawn, with a storage shed and a separate outdoor toilet. Side access leads to the gated front garden, which is also partially paved and laid to lawn.

Located near Chingford Mount, this property is within easy reach of shops, restaurants, and cafés. Excellent transport links include multiple bus routes from The Mount and convenient access to the A406 North Circular. Green spaces such as local parks and Epping Forest provide plenty of opportunities for outdoor activities.

Local schools include Yardley Primary, Chase Lane Primary, Parkside Primary, Larkwood Primary Academy, and the well-regarded Chingford Foundation School

Contact Kings Group – Chingford today on 0208 524 7444 to arrange a viewing.

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

Broadband (estimated speeds)  
Standard 17 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky

#### **HALL**

**LIVING ROOM 25'8 x 12'7**

**KITCHEN 14'3 x 6'4**

#### **LANDING**

**BEDROOM 11'11 x 11'6**

**BEDROOM 11'6 x 11'6**

**BEDROOM 6'4 x 5'11**

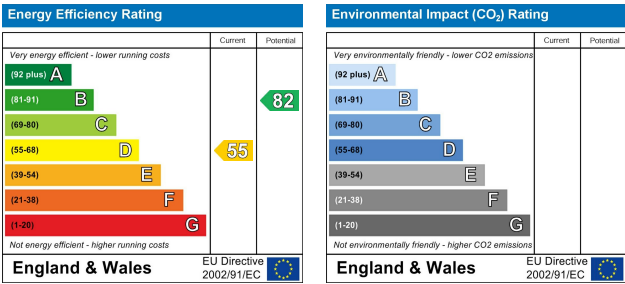
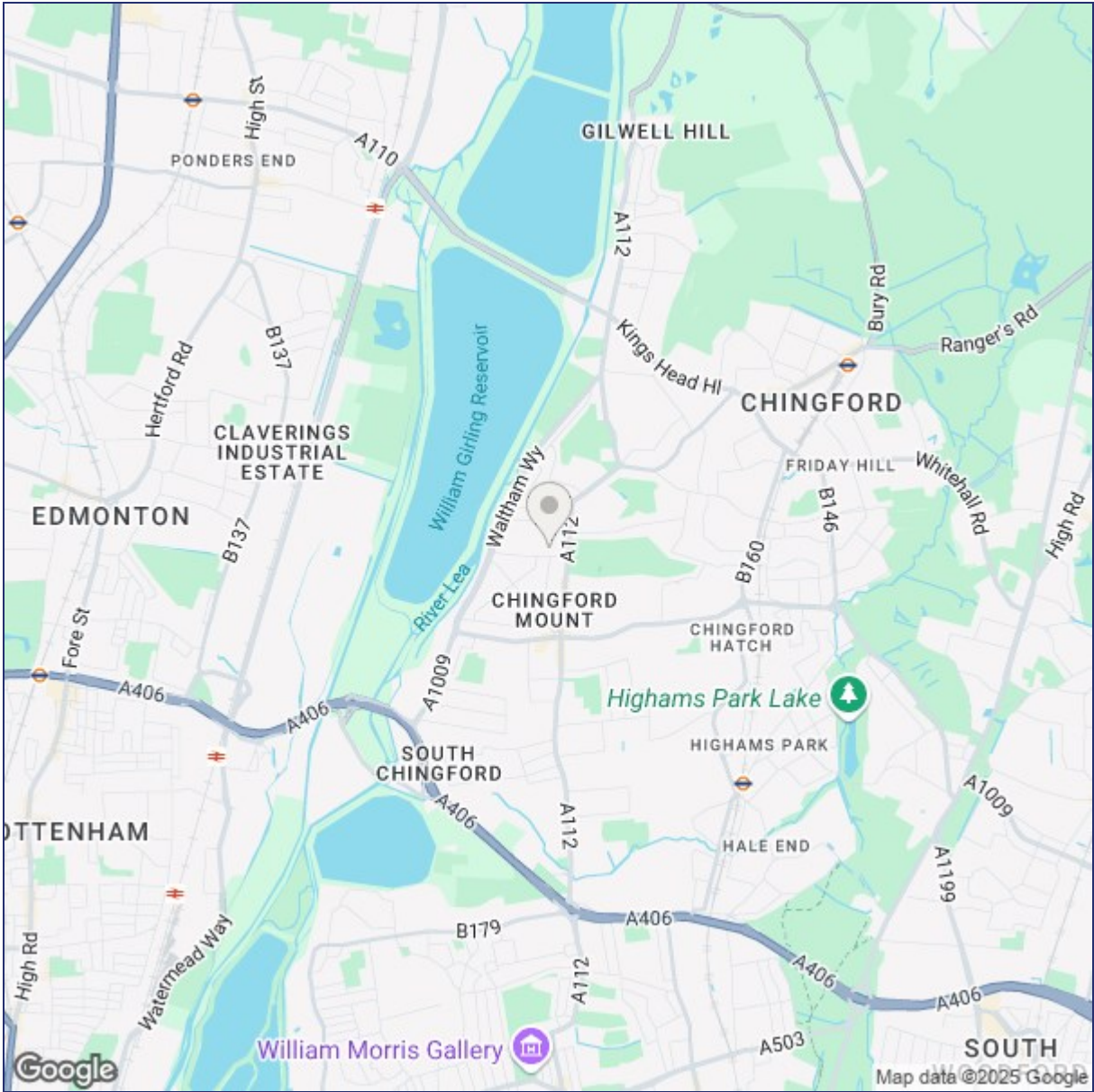
**BATHROOM 8'1 x 6'4**

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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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