



Alpha Road, E4 6TB
London





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*** GUIDE PRICE: £500,000 - £550,000 ***

CHAIN FREE | THREE-BEDROOM MID-TERRACE | SOUGHT-AFTER LOCATION | OFF-STREET PARKING

Kings are pleased to present this three-bedroom mid-terrace home on Alpha Road in Chingford. Built in the late 1930s, the property offers a blend of period features and modern living, making it suitable for families, professionals, and investors.

With approximately 811 sq ft of living space, the property includes a reception room, a kitchen, and a family bathroom. Upstairs, there are three bedrooms, providing flexibility for a family or home office.

The rear garden with access is ideal for outdoor activities or storage. There is also potential to extend (STPP) to increase the living space. The loft offers scope for conversion, adding further potential.

The property also benefits from off-street parking.

LOCATION

Located within reach of North and South Chingford's shopping hubs, the property is close to Chingford Mount, which offers supermarkets, shops, cafes, and restaurants.

Several Ofsted-rated primary schools are nearby, making it convenient for families.

Transport links include Chingford Station (Overground), with direct access to London Liverpool Street, and bus routes to Walthamstow and surrounding areas.

Offers In Excess Of

£495,000



- CHAIN FREE
- SOUGHT-AFTER LOCATION
- SOUTH FACING GARDEN
- DOUBLE GLAZED & GAS CENTRAL HEATING
- EPC RATING D

- THREE-BEDROOM MID-TERRACE
- OFF-STREET PARKING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND C

HALL

LIVING ROOM 12'4 x 11'7 (3.76m x 3.53m)

DINING AREA 10'11 x 10 (3.33m x 3.05m)

KITCHEN 8'1 x 7'9 (2.46m x 2.36m)

LANDING

BEDROOM 10'7 x 10'1 (3.23m x 3.07m)

BEDROOM 11'11 x 10'7 (3.63m x 3.23m)

BEDROOM 7'1 x 6'1 (2.16m x 1.85m)

BATHROOM 6'7 x 6' (2.01m x 1.83m)

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.



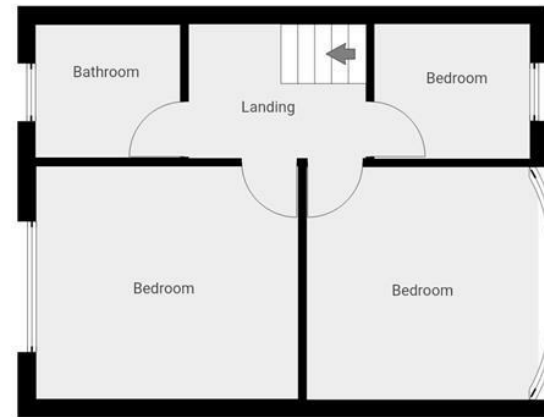
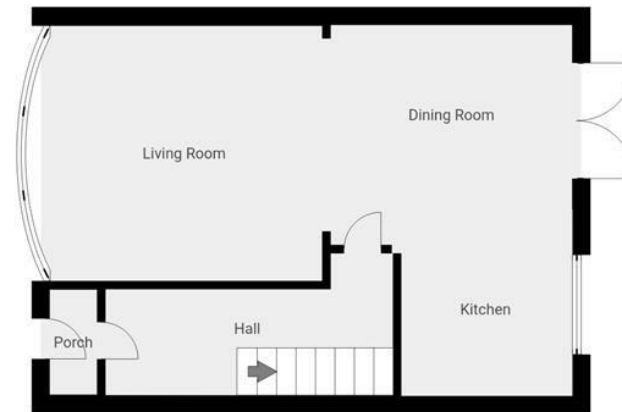


Energy Efficiency Rating

	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	62	86

England & Wales

EU Directive 2002/91/EC



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. Note: These details are correct at time of going to press.

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