

86 Old Church Road
Chingford
E4 8BX

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



Godwin Close, E4 7RQ



Asking Price £475,000 Freehold



Kings Group Chingford is delighted to present this three-bedroom terraced home to the market.

This well-presented property features an entrance porch, a spacious living room with a dining area, and a modern galley kitchen fitted with sleek white gloss base and eye-level units, roll-top work surfaces, and tiled splashbacks.

Upstairs, you'll find two generous double bedrooms, a single bedroom, and a family bathroom with a white three-piece suite and partial tiling. The rear garden offers a combination of a paved patio and a lawned area, perfect for outdoor relaxation. To the front, there is off-street parking and a garage.

Situated in the highly sought-after North Chingford, this home enjoys a semi-rural setting while remaining conveniently close to amenities. Waltham Abbey is just a five-minute drive away, while North Chingford High Street can be reached in ten minutes, offering an array of boutique shops, cafés, and essential amenities. Junction 26 of the M25 is only five minutes away, providing effortless motorway access, and Chingford Station is a ten-minute drive, offering excellent transport links into London.

A fantastic opportunity to secure a well-located home in a desirable area, early viewing is highly recommended.

Call Kings Group today to arrange your viewing and avoid disappointment! 0208 524 7444



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

Broadband (estimated speeds)
Standard 3 mbps
Superfast 32 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

PORCH

LIVING ROOM 13'10 x 9'2

DINING AREA 11'7 x 9'8

KITCHEN 7'3 x 6'8

LANDING

BEDROOM 10'5 x 8'11

BEDROOM 10'7 x 8'9

BEDROOM 8'7 x 8'1

BATHROOM 6'10 x 6'3

GARAGE 14'3 x 7'3

DISCLAIMER

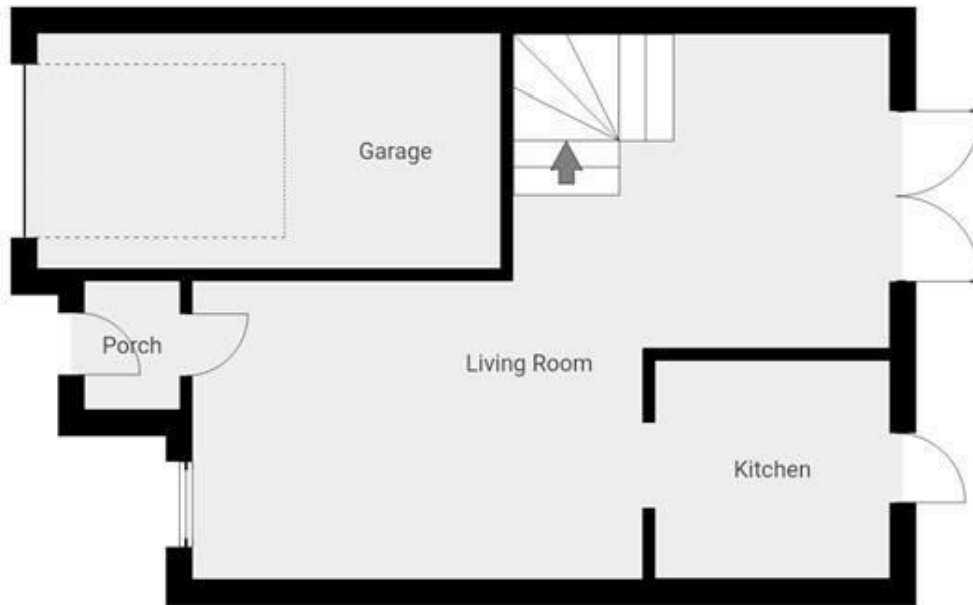
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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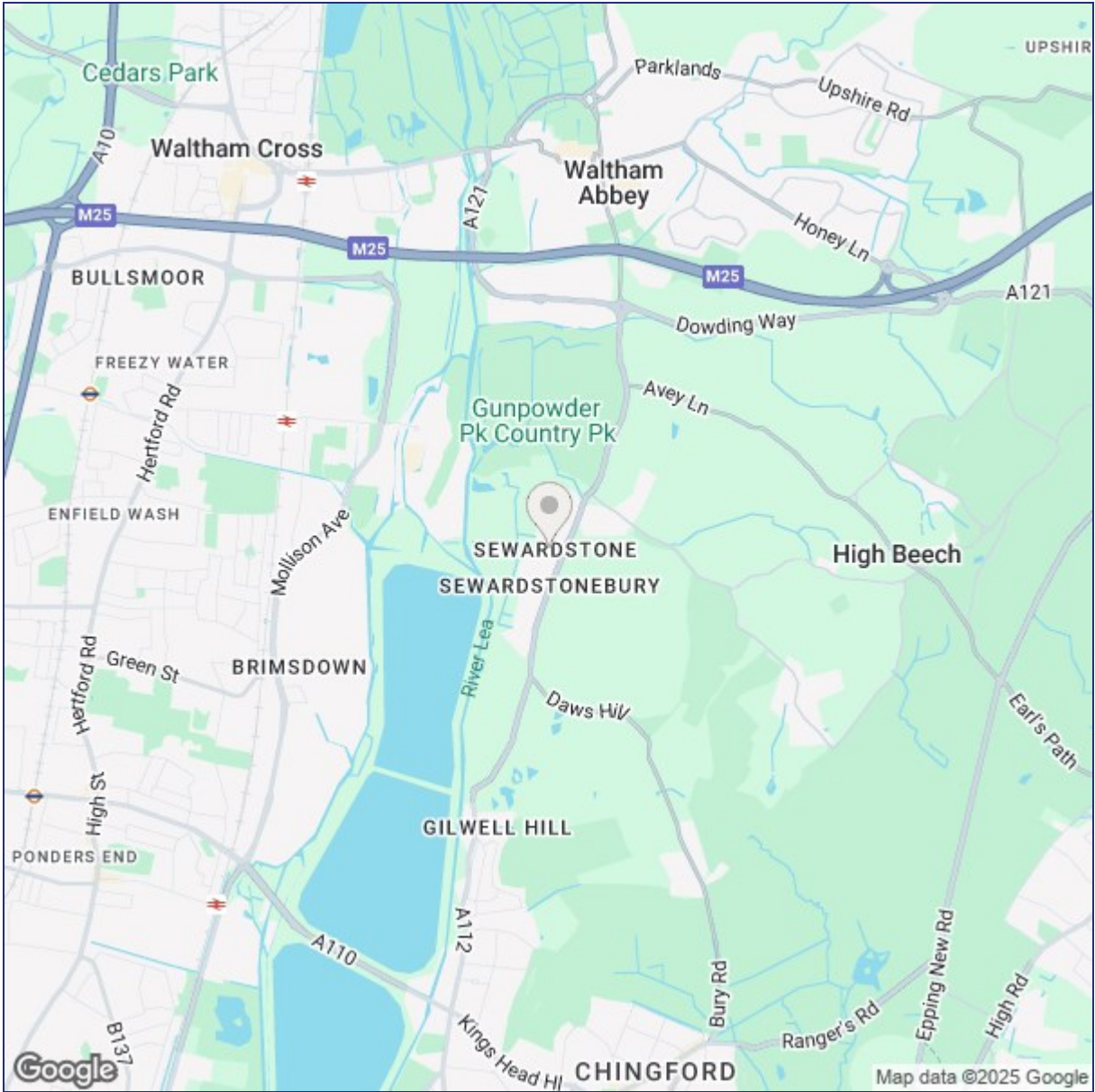
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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