

86 Old Church Road
Chingford
E4 8BX

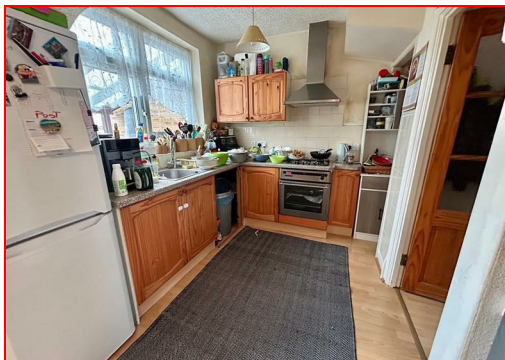
T: 0208 524 7444
www.kings-group.net



Frankland Road, E4 8JT



Guide Price £500,000 Freehold



*** CHAIN FREE ***

Guide price of £500,000 - £515,000

Kings Group - Chingford presents this three-bedroom terraced home to the market.

The ground floor features an entrance hallway leading to a living room with a bay window, allowing natural light to enter. The kitchen/diner is fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks. There is also an external downstairs W.C. for added convenience.

On the first floor, the property offers two double bedrooms, a single bedroom, and a family bathroom. The layout provides a practical and comfortable living space for a variety of needs.

The rear garden is partially paved & laid to lawn, offering space for outdoor use. At the front of the property, off-street parking is available.

Situated on a residential road in South Chingford, the home is within walking distance of Chingford Mount, where a range of shops, restaurants, and other amenities can be found. Public transport links and local schools are also easily accessible.

Call our office now to arrange a viewing - 0208 524 7444.

FREEHOLD

Council Tax Band D

EPC Rating D

Floor Area 850 ft²/ 79 m²

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

HALL

LIVING ROOM 12'4 x 11'2

KITCHEN DINER 16'11 x 10'11

LANDING

BEDROOM 11'11 x 10'7

BEDROOM 10'7 x 10'1

BEDROOM 7'1 x 6'1

BATHROOM

EXTERNAL TOILET

DISCLAIMER

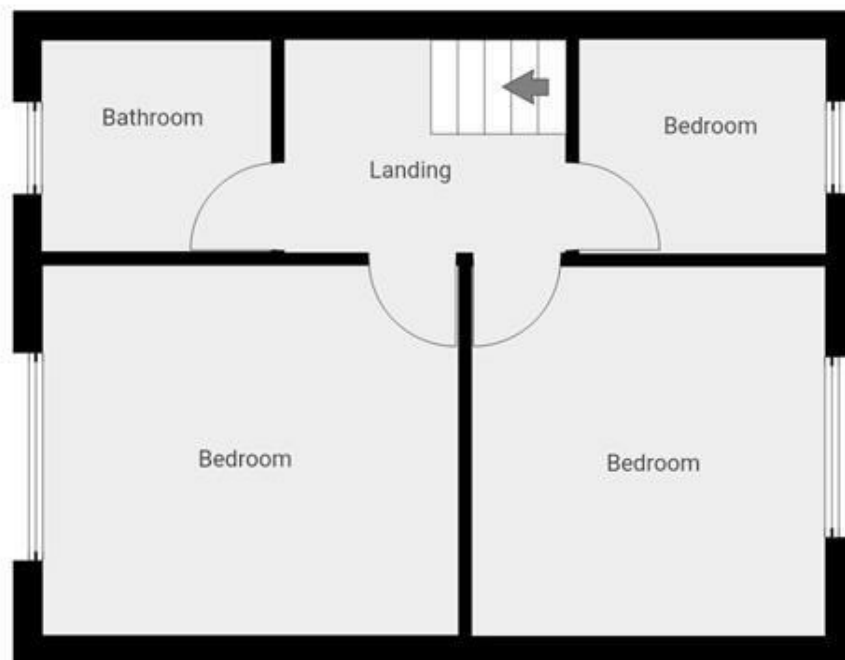
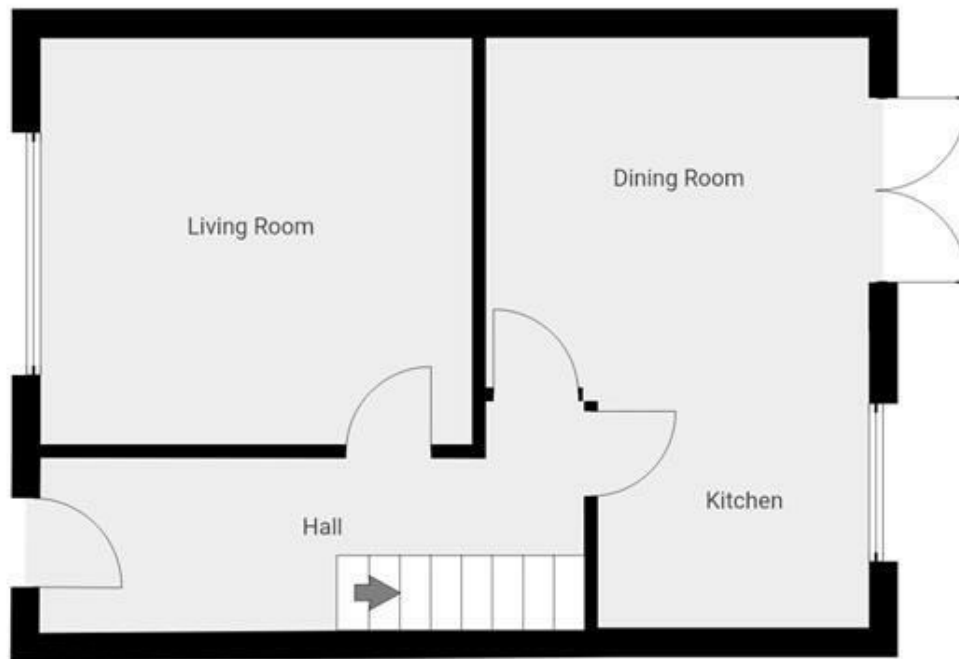
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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

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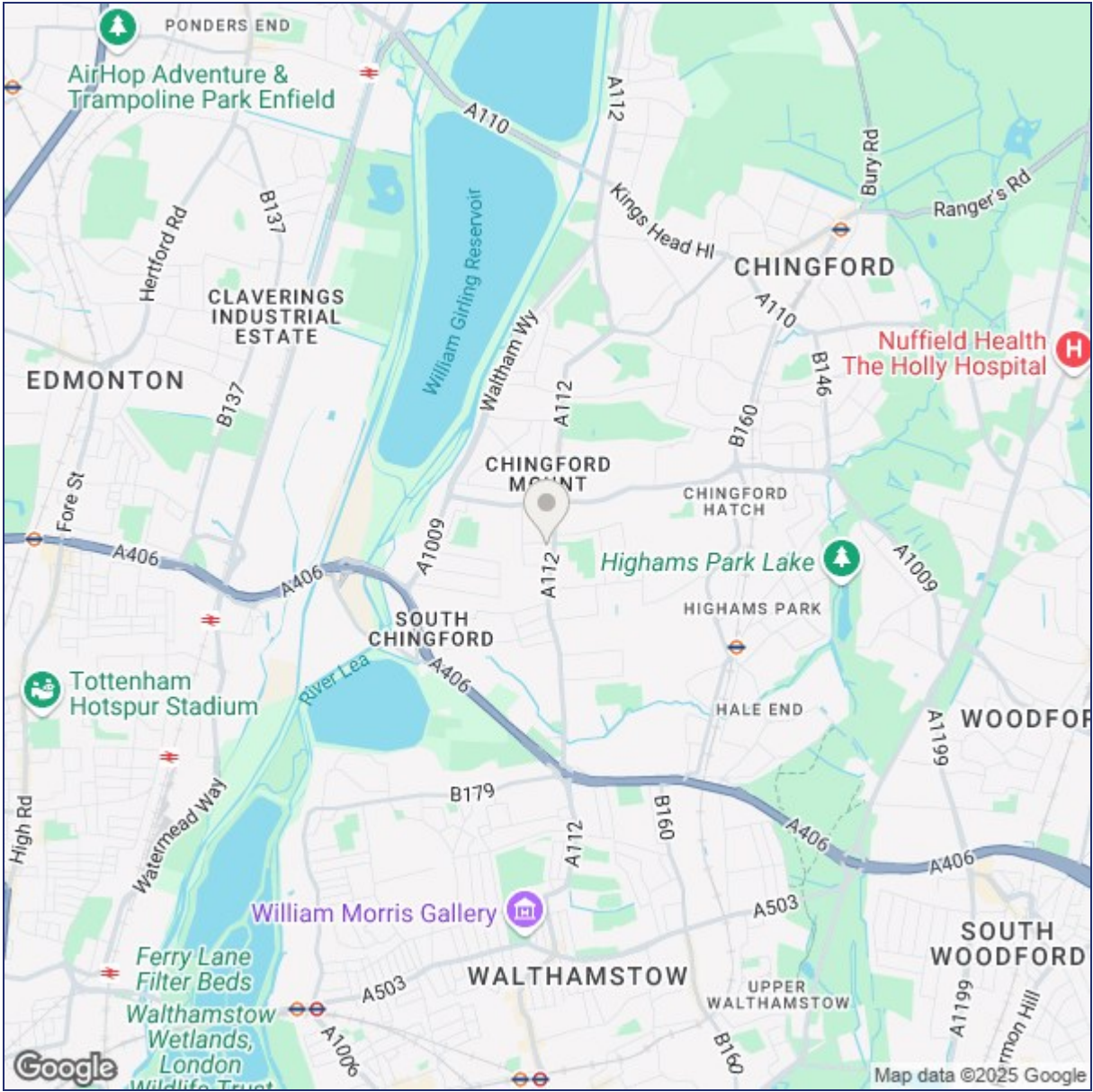
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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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