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## Lawrence Hill, E4 7SN



**Offers In Excess Of £525,000 Freehold**





Kings Group Chingford Presents this great opportunity to purchase a three double-bedroom semi-detached home in the popular area of Lawrence Hill, Chingford. This property offers plenty of space and is well-suited for families.

The house has three good-sized double bedrooms, providing comfort and privacy. The layout is practical, with well-proportioned rooms that allow for easy living.

Off-street parking adds convenience, and the large garden is a useful outdoor space for relaxation, play, or gatherings. The location is well-connected and has a strong community feel.

Families will benefit from being near well-regarded schools. Shops, restaurants, and transport links are all close by, making daily life easier.

Chingford Overground station is 1.2 miles away, providing access to London Liverpool Street in around 20 minutes, as well as connections to the Victoria Line at Walthamstow Central. Regular buses run close to the property, offering quick and easy routes into and around the city.

Several schools with Good Ofsted ratings are nearby. For primary education, Parkside Primary School is around a 10-minute walk away, with Lime Academy, Chingford CofE, and Chase Lane also close. For secondary schools, AIM Academy North London, South Chingford Foundation School, and Trinity Catholic High School are all within reach.

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

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

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

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

**LIVING ROOM 22'1 x 14'2**

**KITCHEN 18'10 x 9'5**

**BATHROOM 6'4 x 5'5**

#### LANDING

**BEDROOM 15'2 x 9'1**

**BEDROOM 12'2 x 9'8**

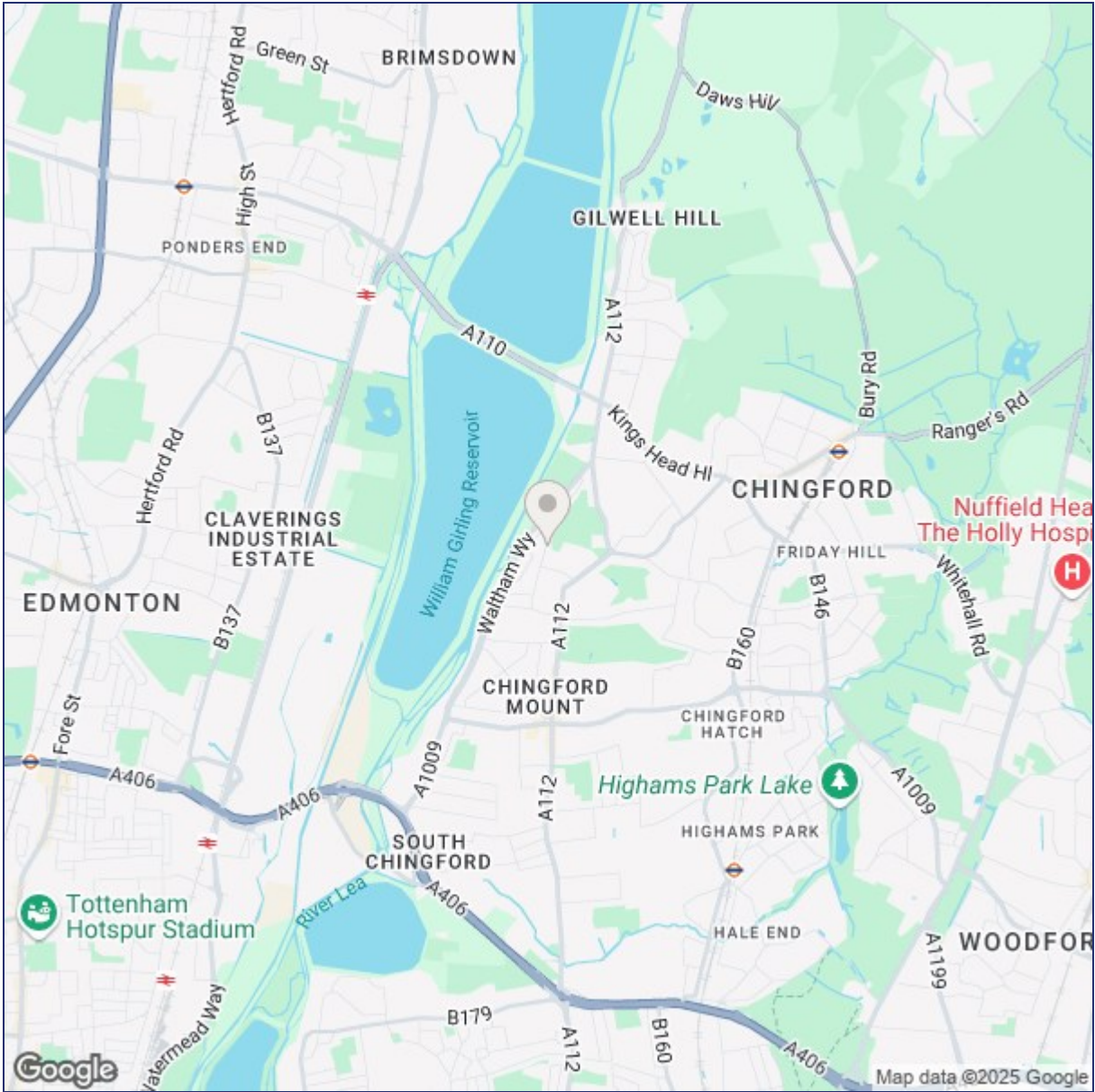
**BEDROOM 11' x 8'11**

#### 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.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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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