

86 Old Church Road
Chingford
E4 8BX

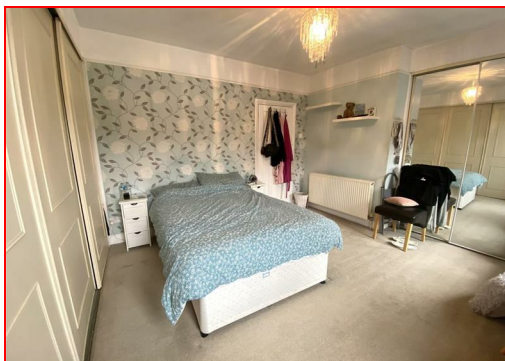
T: 0208 524 7444
www.kings-group.net



Royston Avenue, E4 9DF



Asking Price £525,000 Freehold



*** CHAIN FREE ***

Kings Group are pleased to present this two-bedroom Victorian mid-terrace home, offered chain-free and featuring a rear garden and private garage. Located within walking distance of Highams Park Station, the property has good transport links to London Liverpool Street, Walthamstow, and Chingford.

The front reception room includes bay windows and original features. The open-plan layout at the rear provides a practical space for living and dining, with the kitchen at the centre. Large rear doors lead to a decked patio, with a low-maintenance south-facing garden extending beyond. A second decked area at the rear offers additional outdoor space, and the property benefits from rear access and a private garage.

Upstairs, there are two double bedrooms and a family bathroom with a corner bath and walk-in shower.

Highams Park Station is 1.2 miles away, with frequent trains to central London. Local shops, cafes, and restaurants are within easy reach, including Vino Tap and Good Friend Chinese Restaurant. Nearby green spaces include Highams Park, Epping Forest, and Lloyd Park.

The North Circular and M25 are easily accessible. Chingford Leisure Centre, with gym and swimming facilities, is close by. The area has a choice of schools, making it suitable for families.

Contact Kings Group today to arrange a viewing.

Coverage

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

Broadband (estimated speeds)

Standard 13 mbps
Superfast -
Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT
Sky
Virgin

LIVING ROOM 10'8 x 14'2

HALL

KITCHEN 6'2 x 11'1

DINING ROOM 9'6 x 11'1

SITTING ROOM 14'9 x 12'5

BEDROOM ONE 16'4 x 11'10

BEDROOM TWO 9'2 x 11'8

BATHROOM 6'9 x 8'4

DISCLAIMER

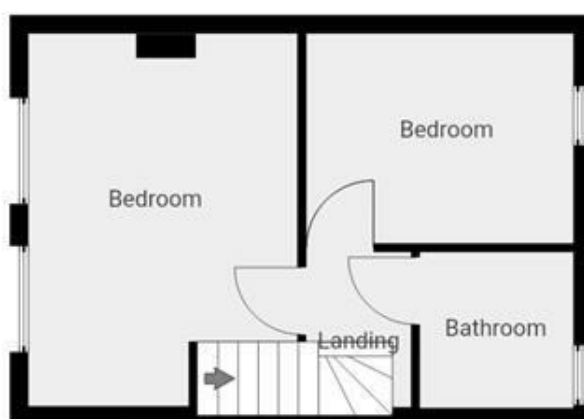
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