

86 Old Church Road
Chingford
E4 8BX

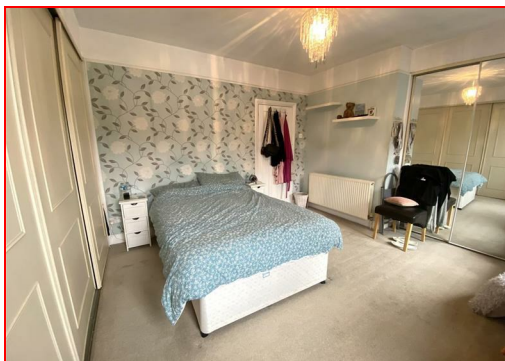
T: 0208 524 7444
www.kings-group.net



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

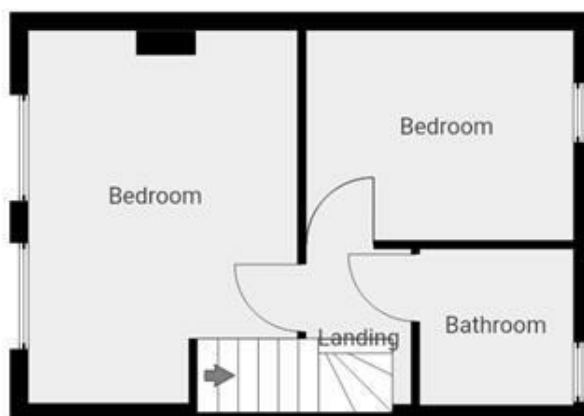
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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

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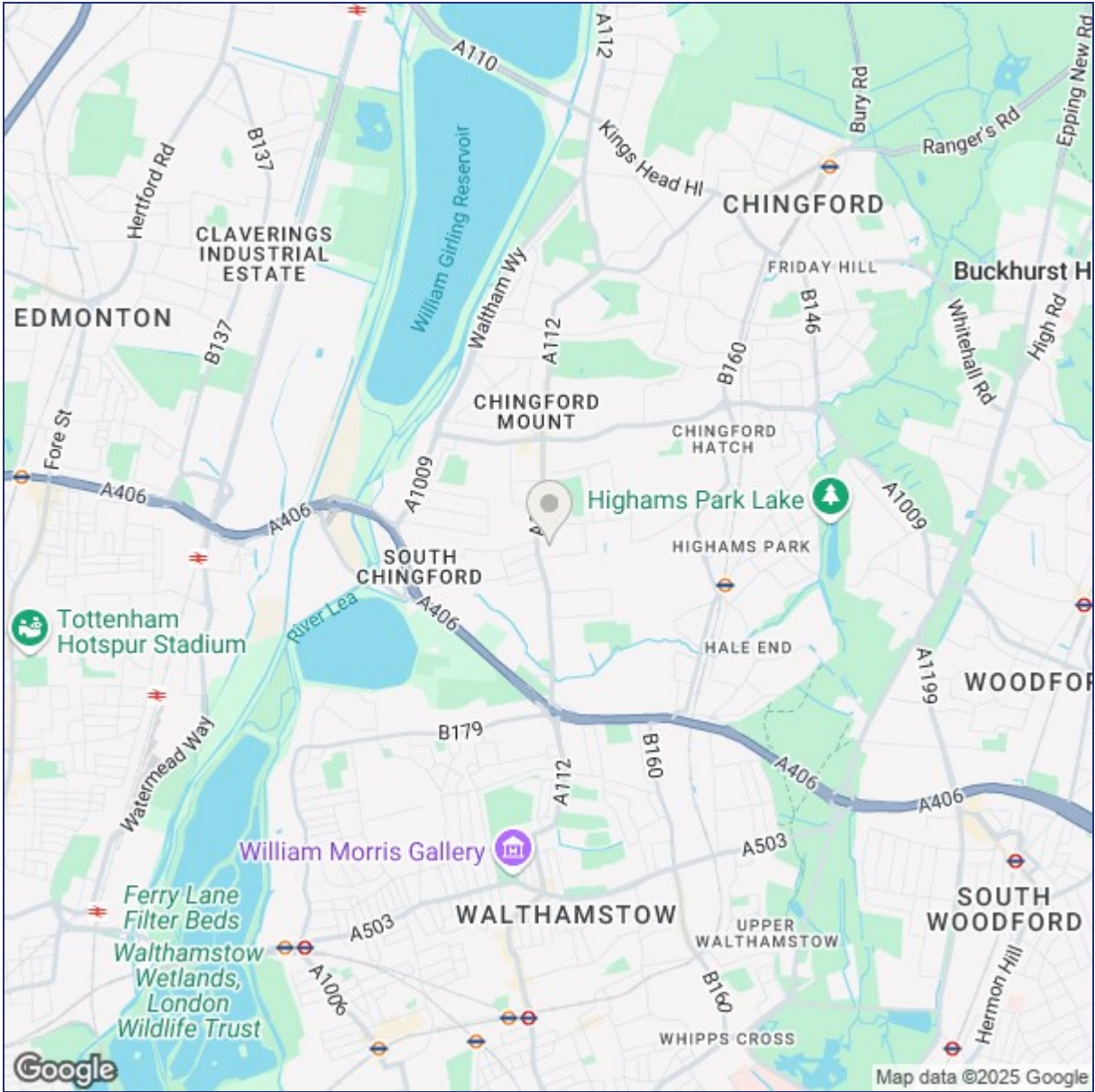
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current			Current		
Potential			Potential		
(92 plus) A			(92 plus) A		
(81-91) B			(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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

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