

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



## Leonard Road, E4 8NE



**Offers In The Region Of £675,000 Freehold**





Kings Group – Chingford is delighted to present this well-loved, multi-generational five-bedroom end-of-terrace home to the market. Offering spacious living across three floors, this property is ideal for families.

On the ground floor, an entrance porch leads into a welcoming hallway. The living room features a bay window and a fireplace. The kitchen diner is fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks. A downstairs W.C. adds extra convenience.

The first floor boasts three double bedrooms, a single bedroom, and a family bathroom.

The second floor features a spacious double bedroom with an en-suite bathroom and a utility area, offering privacy and flexibility—ideal as a main bedroom or guest suite.

Outside, the paved rear garden has side access and leads to a double garage, perfect for extra storage or parking. The front garden is also paved, providing a low-maintenance outdoor space.

Situated in a popular area close to local amenities, schools, and transport links, this property is a fantastic family home.

Contact Kings Group – Chingford today to arrange a viewing!

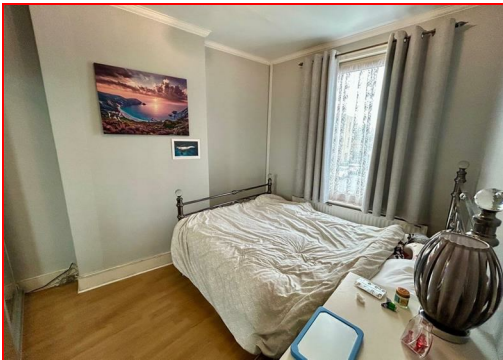


Situated within easy reach of the A406/M11 Transport Links as well as a short Bus Journey to Walthamstow. The property has many Original Features including Original Tiled Flooring in the entrance hall, Coving and Ceiling Roses.

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

Broadband (estimated speeds)  
Standard 14 mbps  
Superfast -  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky



#### **PORCH**

#### **HALL**

**LIVING ROOM 18'4 x 12'7**

**KITCHEN DINER 23'10 x 14'1**

**DOWNSTAIRS W.C**

**1ST FLOOR LANDING**

**BEDROOM 12'6 x 12'3**

**BEDROOM 12'9 x 11'8**

**BEDROOM 12'1 x 7'3**

**BEDROOM 9'10 x 8'9**

**BATHROOM 8'9 x 7'6**

**2ND FLOOR LANDING**

**BEDROOM 21'9 x 16'5**

**EN-SUITE**

**DOUBLE GARAGE**



#### **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,

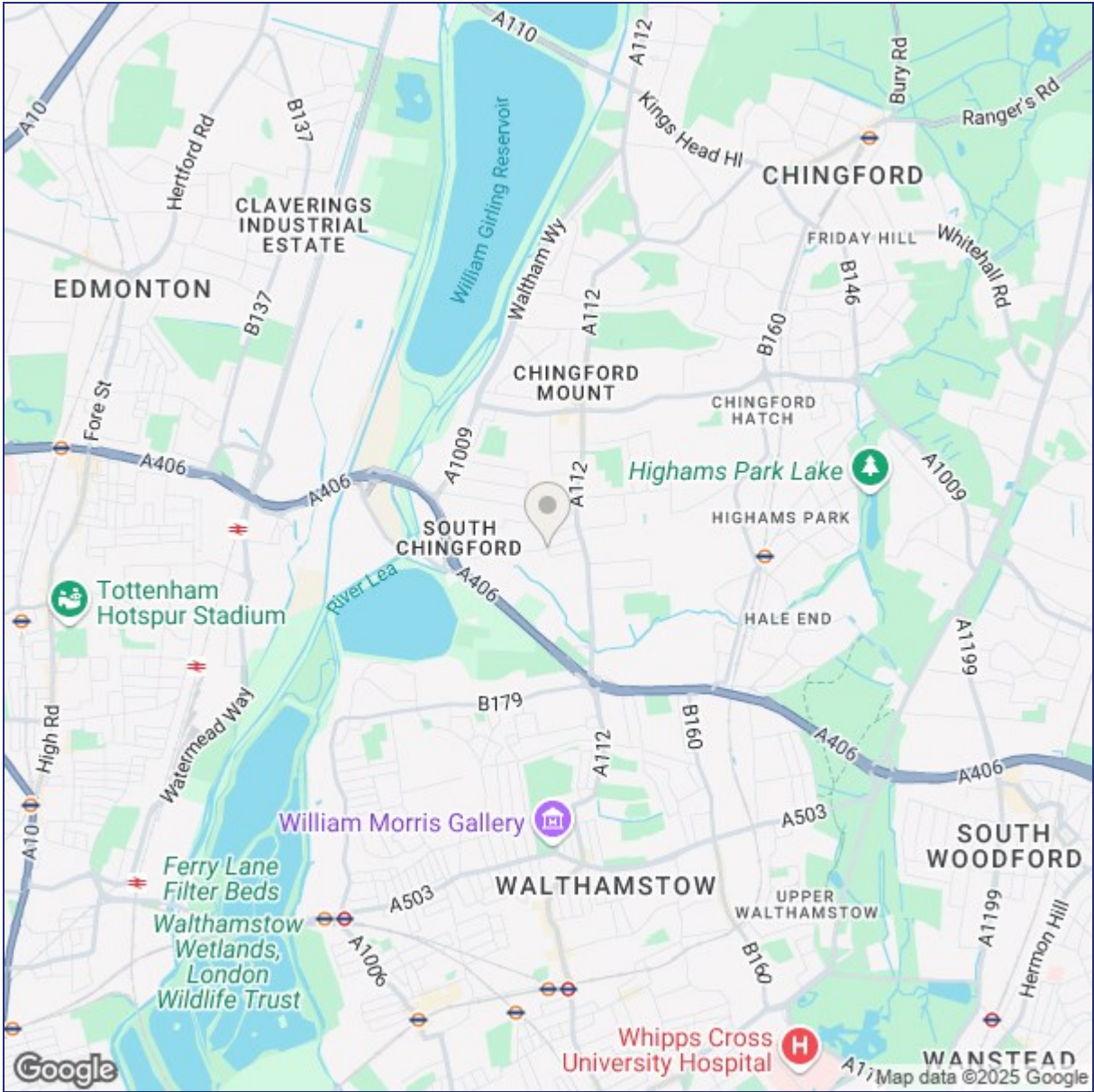


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

