



**24 Chivers Road,
Chingford**

**Offers In Excess Of
£475,000 Freehold**



24 Chivers Road, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- 2 BEDROOM HOUSE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- THROUGH LOUNGE
- EPC TBC

Kings are pleased to offer for sale this 2 bedroom mid terrace house located within this no through road location. The property boast a spacious through lounge, leading onto the kitchen. At the rear of the house you have a ground floor bathroom. To the first floor you have 2 good size bedrooms. the rear garden boast a paved area leading to a laid to lawn area with bordering plants and shrubs. Please call now to arrange a viewing. 0208 524 7444

Mobile (based on calls indoors)

O2 Average
EE Average
Three Average
Vodafone Average
Broadband (estimated speeds)
Standard 8 mbps
Superfast 52 mbps
Ultrafast 1800 mbps
Satellite & Cable TV Availability
BT
Sky
Virgin

LOUNGE 24'11 x 14'2 (7.59m x 4.32m)

KITCHEN 7'2 x 7'2 (2.18m x 2.18m)

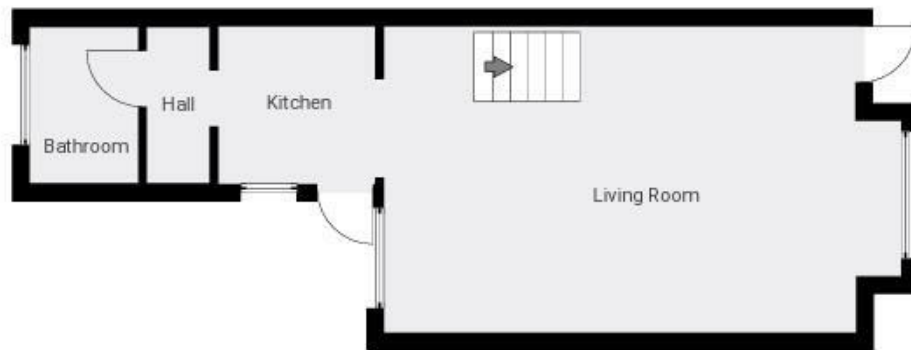
BATHROOM

2 BEDROOMS

DISCLAIMER

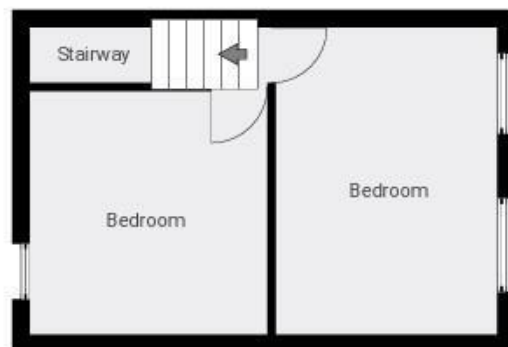
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



▼ 1st Floor

TOTAL AREA: 306.13 sq ft • LIVING AREA: 306.13 sq ft • ROOMS: 3



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



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