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[www.kings-group.net](http://www.kings-group.net)



Chivers Road, E4 9TD



Offers In Excess Of £475,000 Freehold





Kings are pleased to offer for sale this well-presented two-bedroom mid-terrace house, situated in a quiet no-through road. The property features a spacious through lounge leading onto the kitchen, with a ground floor bathroom at the rear. Upstairs, you'll find two double bedrooms, offering generous living space. The rear garden includes a paved patio area and a lawn with mature borders of plants and shrubs. Ideally located close to local shops and amenities, with a well-regarded academy nearby. 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**

**KITCHEN 7'2 x 7'2**

**BEDROOM ONE 10'4 x 14'5**

**BEDROOM TWO 11'2 x 11'2**

**BATHROOM 5'11 x 7'4**

#### **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.

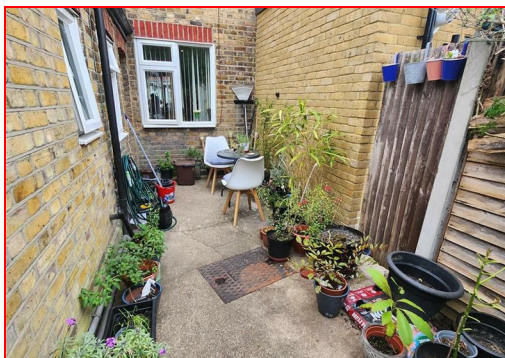
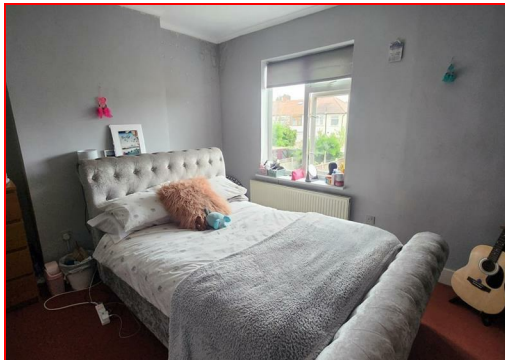
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

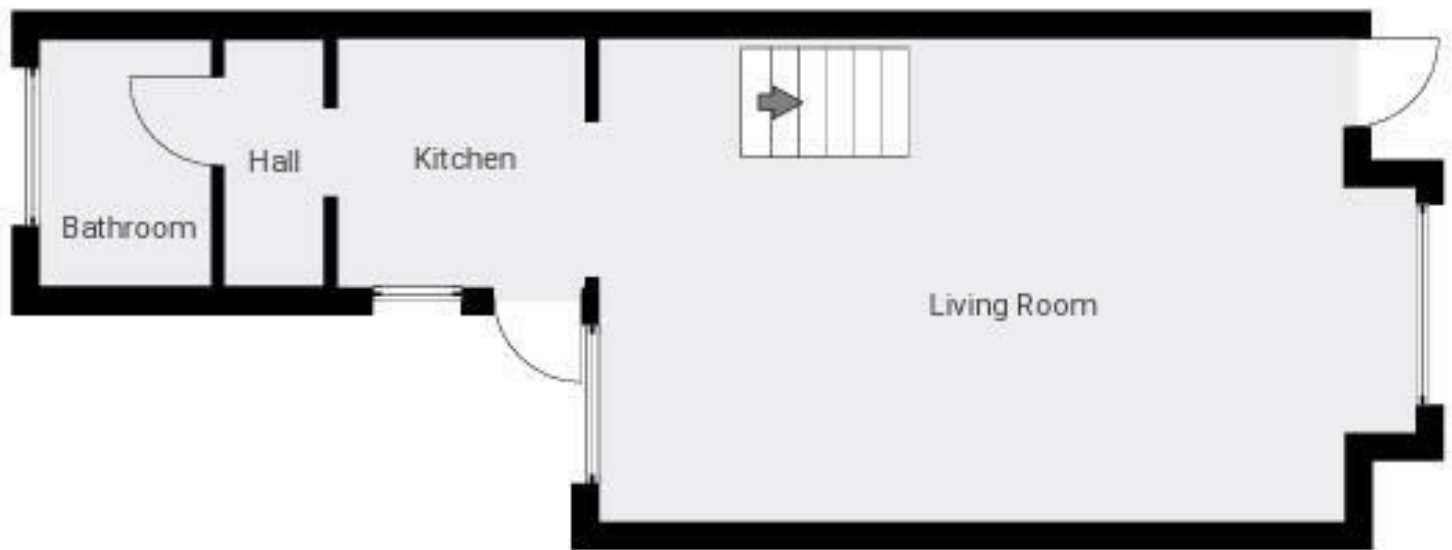
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

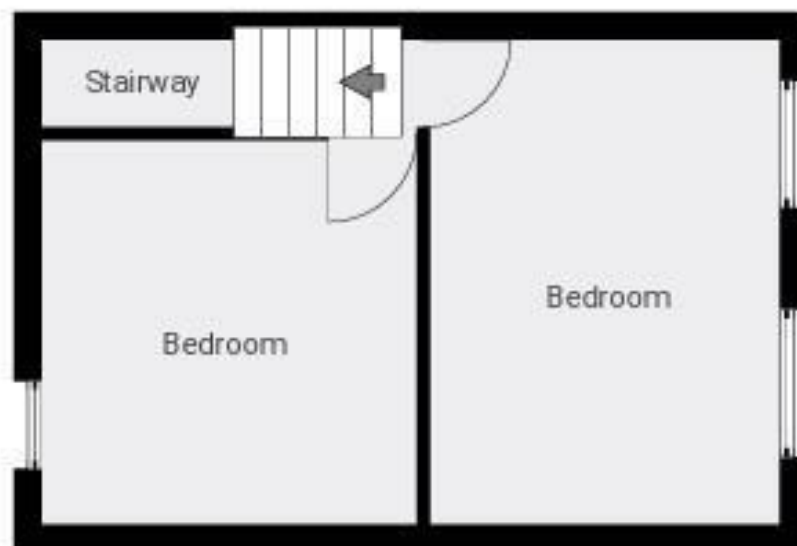
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

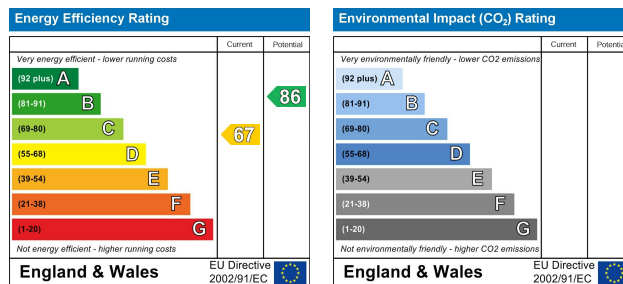
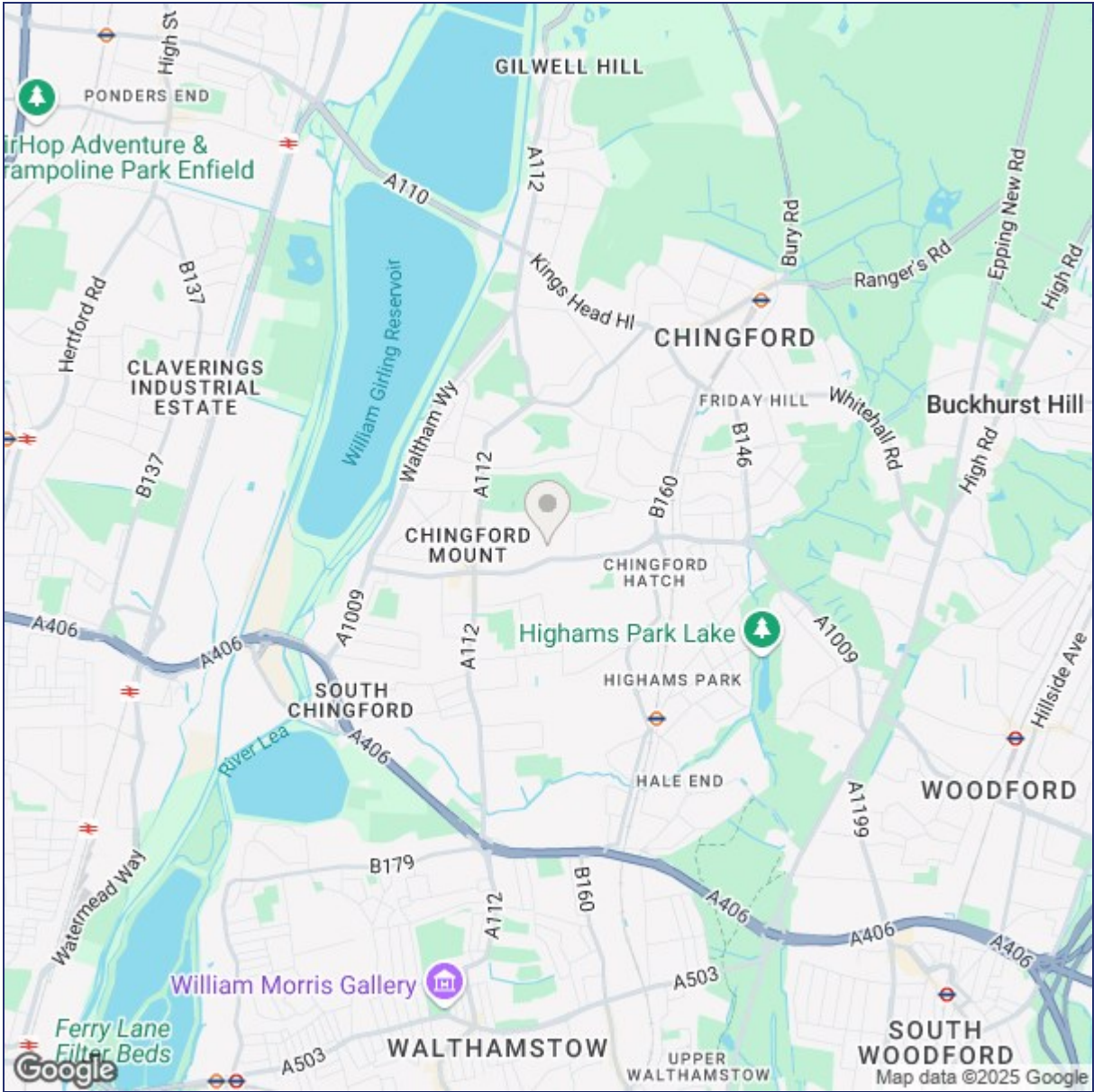




## ▼ 1st Floor

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





("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.

