



**164 Westward Road,
Chingford**

**Asking Price
£575,000 Freehold**



164 Westward Road, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- 3 BEDROOM SEMI DETACHED HOUSE
- 2 RECEPTIONS
- GARAGE TO SIDE
- OFF STREET PARKING
- IN NEED OF GENERAL UPDATING
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EPC RATING TBC

LOUNGE 15'6 x 11'3 (4.72m x 3.43m)

KITCHEN 10'3 x 6'8 (3.12m x 2.03m)

DINING ROOM 13'1 x 10'1 (3.99m x 3.07m)

BEDROOM 15'9 x 10'6 (4.80m x 3.20m)

BEDROOM 13'1 x 10'6 (3.99m x 3.20m)

BEDROOM 9'2 x 7'11 (2.79m x 2.41m)

BATHROOM 8'3 x 5'0 (2.51m x 1.52m)

TOILET

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.

Kings are delighted to offer for sale this attractive 1930s three-bedroom semi-detached home, complete with a side garage and excellent potential.

Situated in a sought-after location, this charming property presents a fantastic opportunity for buyers looking to modernise and add their own personal touch. Requiring general updating throughout, it is the ideal project for those keen to create a bespoke family home.

The ground floor comprises two well-proportioned reception rooms and a separate kitchen, offering versatile living space. Upstairs, you'll find three bedrooms, a family bathroom, and a separate WC.

Externally, the generous rear garden features a paved patio area, a large lawn, and side access to the garage. The front of the property provides ample off-street parking for multiple vehicles, along with direct access to the garage.

A viewing is highly recommended to truly appreciate the potential this property has to offer.

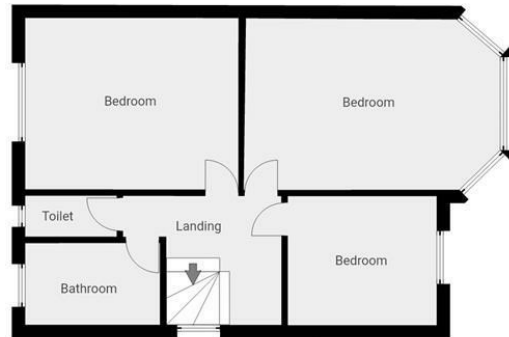
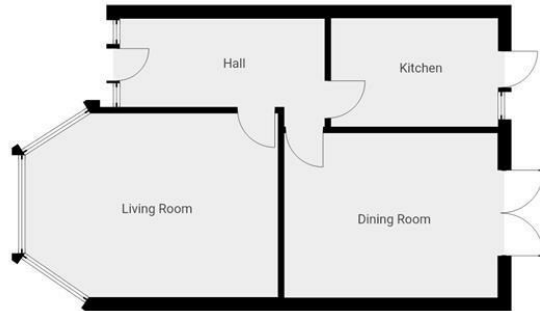
For further information or to arrange a viewing, please contact Kings on 0208 524 7444.

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

Broadband (estimated speeds)
Standard 9 mbps
Superfast -
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL



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