

86 Old Church Road
Chingford
E4 8BX

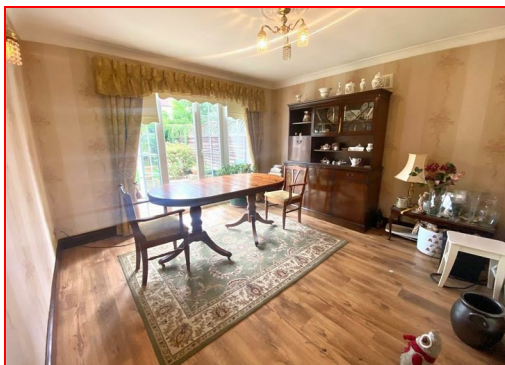
T: 0208 524 7444
www.kings-group.net



Suffield Road, E4 9TA



Guide Price £500,000 Freehold



GUIDE PRICE: £500,000 - £525,000

Kings Group Chingford are delighted to present this two-bedroom bungalow for sale.

The property consists of an entrance hallway leading to a spacious living room, a separate dining room, and a fitted kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks. There are two double bedrooms and a family bathroom fitted with a three-piece white suite.

Externally, the property benefits from a rear garden that is partly paved and partly laid to lawn, along with a low-maintenance paved garden to the front.

The property benefits from excellent transport links with Seven Sisters Station only 0.1 mile away which is accessed by the Victoria Line and National Rail providing easy access to Central London. The vibrant area of Seven Sisters has an abundance of convenience stores, bars and local amenities.

For more information or to view this property call us on 02085247444

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Good

Vodafone - Average

Broadband (estimated speeds)

Standard 9 mbps

Superfast 35 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 14' x 11'

DINING ROOM 12' x 11'

KITCHEN 16'6 x 7'9

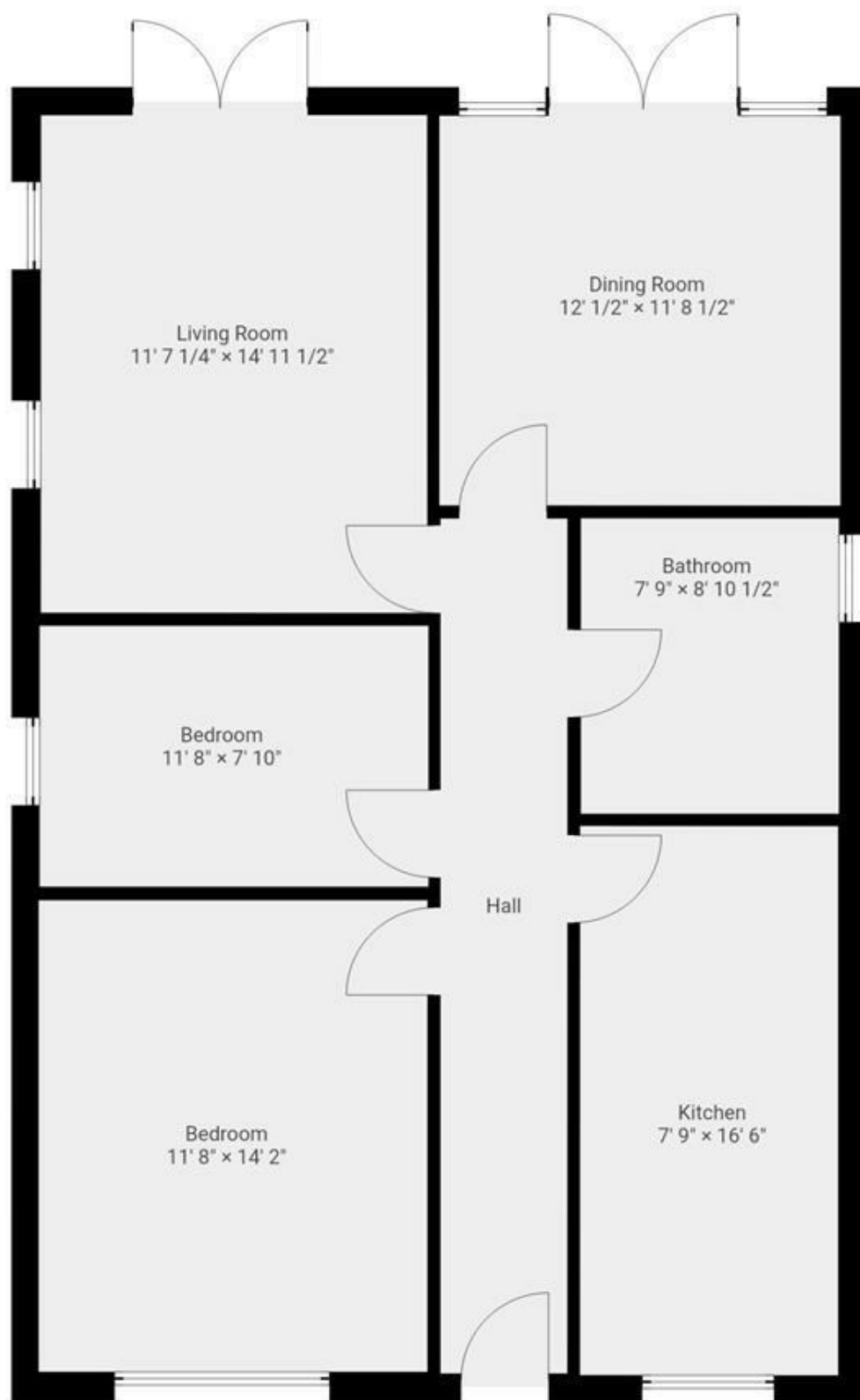
BEDROOM 14'2 x 11'1

BEDROOM 11'8 x 7'10

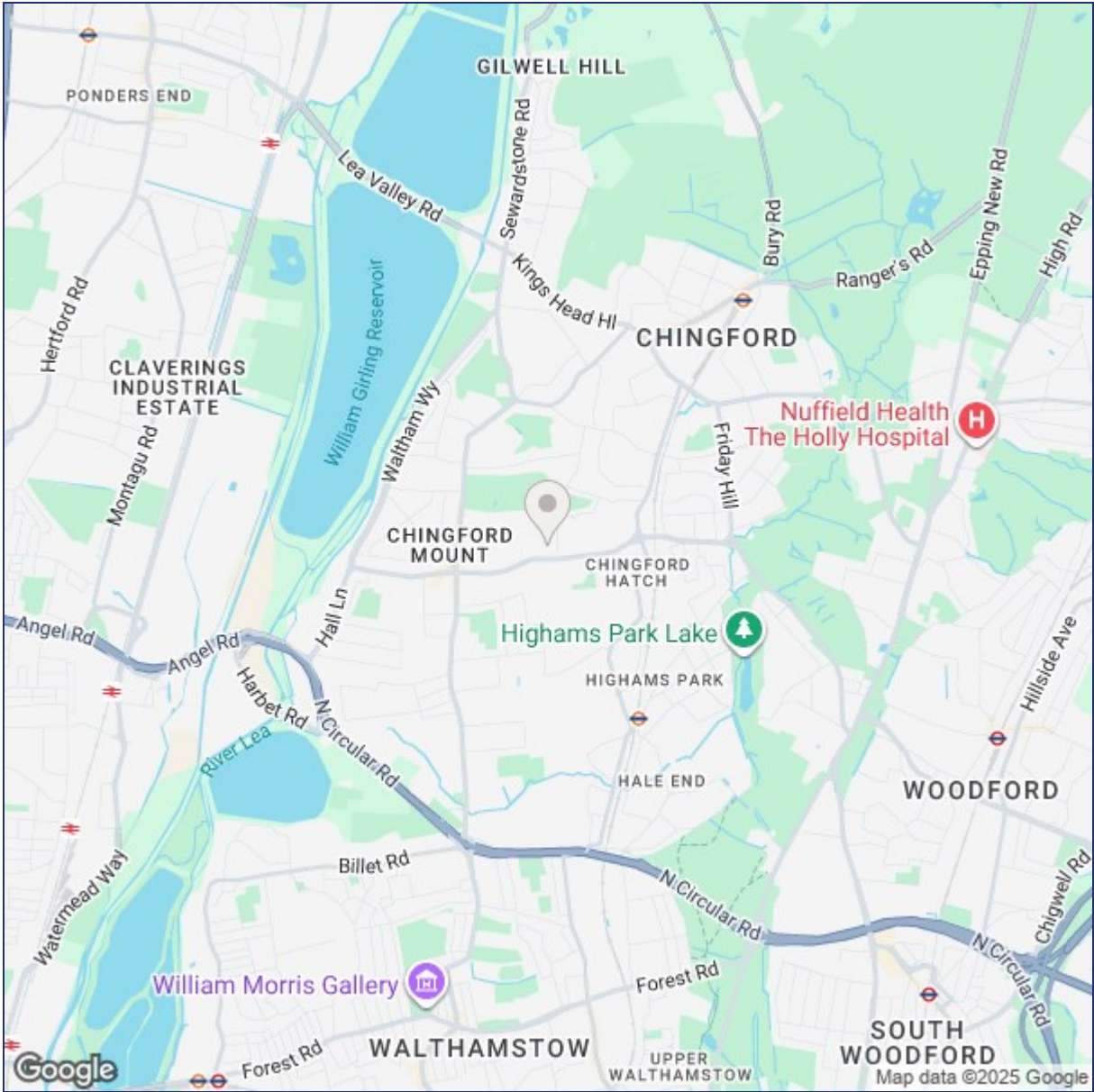
BATHROOM 8'10 x 7'9

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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Energy Efficiency Rating			Environmental Impact (CO ₂) 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		
		75			
	67				

("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.

