

86 Old Church Road  
Chingford  
E4 8BX

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



## Mott Street, E4 7RW



**Asking Price £360,000 Freehold**

\*\*CHAIN FREE\*\*

This well-proportioned property combines character features with excellent potential for modernisation. Ideally located just 10 minutes from both Chingford Station and Loughton Station, the home also enjoys countryside views, offering the perfect blend of convenience and tranquillity.

The front reception room boasts a charming bay window and original character details. To the rear, an open-plan living and dining area flows into a spacious kitchen with ample storage — creating a practical and sociable layout. A rear door leads to a patio area and a low-maintenance garden, which, while in need of some TLC, offers great outdoor potential.

Upstairs, the home comprises two generously sized double bedrooms and a well-proportioned family bathroom.

The property is well-maintained but would benefit from some internal updating, presenting a fantastic opportunity for buyers looking to add value and personalise their home in a desirable location.

**Coverage**

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Average

Vodafone - Average

**Broadband (estimated speeds)**

Standard 25 mbps

Superfast -

Ultrafast 1000 mbps

**Satellite & Cable TV Availability**

BT

Sky

Virgin

**HALL 4'11 x 2'05**

**LIVING ROOM 12'06 x 9'02**

**DINING ROOM 15'04 x 8'11**

**KITCHEN 10'10 x 5'04**

**BEDROOM 12'09 x 9'02**

**BEDROOM 9'02 x 7'05**

**BATHROOM 7'09 x 6'04**

**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.

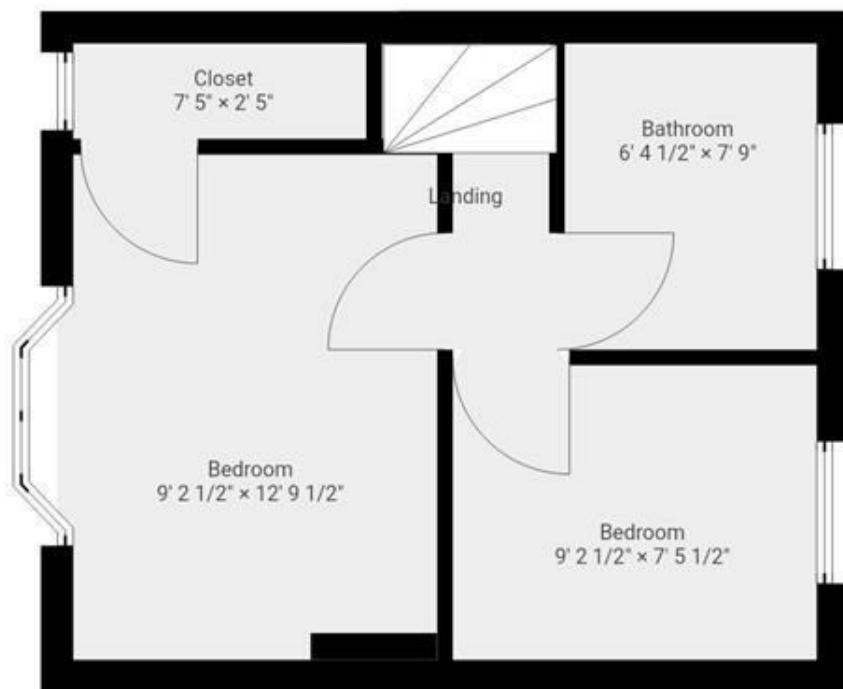


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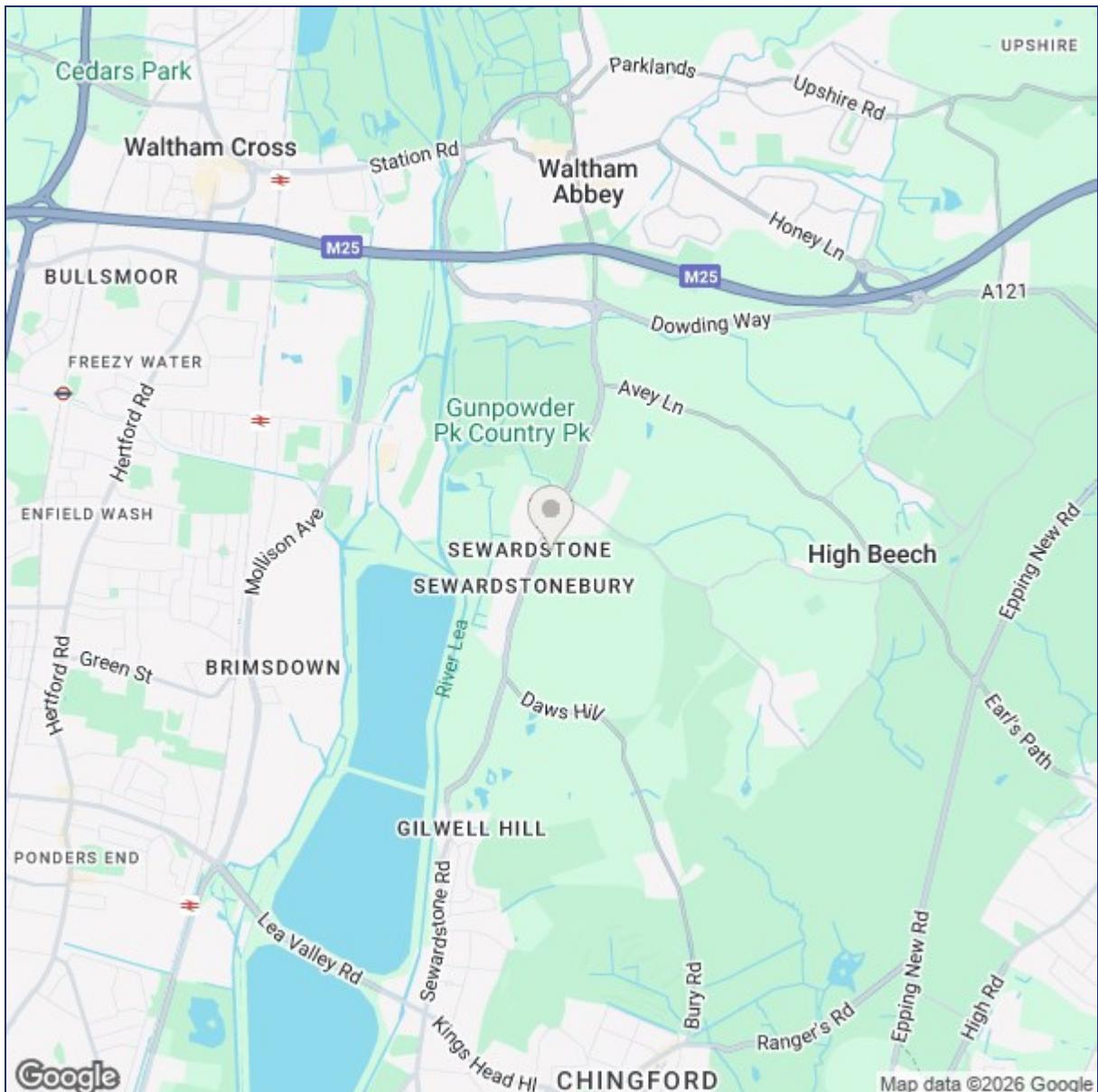
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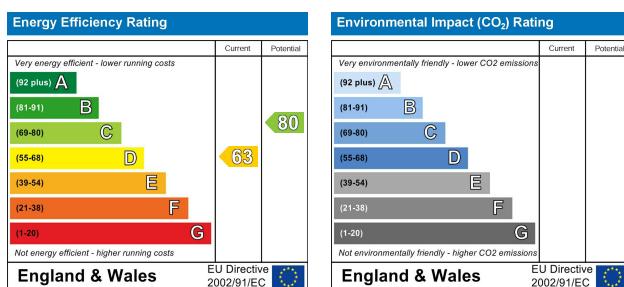
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(“These details are correct at time of going to press”).

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.

