



5 Vincent Road, Chingford

**Asking Price
£775,000 Freehold**



5 Vincent Road, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- CHARACTER 3 BEDROOM HOUSE
- 2 RECEPTIONS
- GAS CENTRAL HEATING
- CLOSE TO HIGHAMS PARK AMENITIES
- HIGH CIELINGS
- EPC RATNG D

DINING ROOM 10'8 x 9'9 (3.25m x 2.97m)

KITCHEN 20'5 x 9'6 (6.22m x 2.90m)

BEDROOM 14'2 x 13'6 (4.32m x 4.11m)

BEDROOM 11'1 x 9'8 (3.38m x 2.95m)

BEDROOM 11'5 x 9'7 (3.48m x 2.92m)

BATHROOM

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.

Charming Three-Bedroom Period Home – No Onward Chain

Located just off the town centre in a highly desirable area, this charming three-bedroom mid-terrace period residence is available for immediate viewing with the benefit of no onward chain.

Characteristically spacious for its era, the property features high ceilings, generous living areas, and well-proportioned bedrooms on the first floor. Offering excellent potential for restoration and modernisation, it presents an exciting opportunity to create an outstanding family home in a convenient and sought-after setting.

Perfectly positioned within easy walking distance of a wide range of local amenities, including shops, cafés, and restaurants, the home is also ideally located for commuters. The mainline station provides direct services to London Liverpool Street, Walthamstow Central, and the Victoria Line.

The area further benefits from a selection of highly regarded schools and access to beautiful forest walks and attractive parkland, ideal for families and outdoor enthusiasts alike.

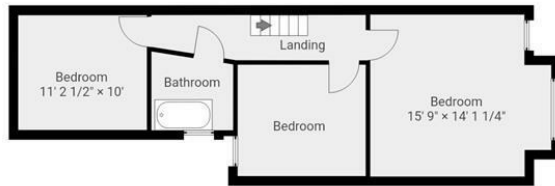
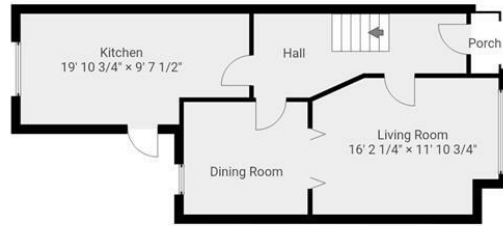
Call Now to Arrange Your Viewing – 0208 524 7444

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

Broadband (estimated speeds)
Standard 10 mbps
Superfast 69 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

LOUNGE 13'9 x 12 (4.19m x 3.66m)



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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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