

86 Old Church Road
Chingford
E4 8BX

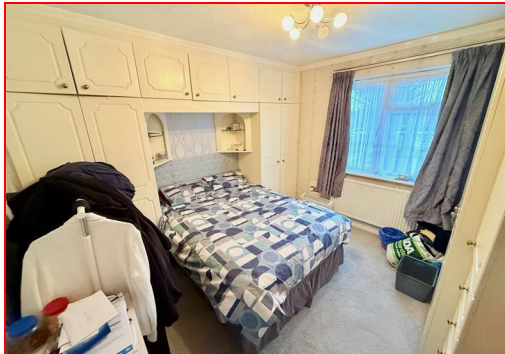
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Burnham Road, E4 8PA



Asking Price £650,000 Freehold



Kings Group Chingford are pleased to present this four-bedroom terraced property on Burnham Road. The ground floor includes an entrance hallway leading to a 25' x 11'5 through lounge and a rear-extended kitchen/diner fitted with white gloss base and eye-level units, roll-top work surfaces, and tiled splashbacks. A fully tiled shower room with a three-piece suite and a utility room are also on this level. The first floor comprises two double bedrooms with fitted wardrobes, a single bedroom, and a family bathroom with a three-piece suite. On the second floor, there is an additional bedroom, a kitchenette with base-level units and roll-top work surfaces, and a shower room. The rear garden is partially paved and partially laid to lawn, while the front provides off-street parking for two vehicles. The property is equipped with gas central heating and double glazing.

Burnham Road is located in Chingford, close to a selection of local schools, shops, cafés, and other amenities. Transport links include Chingford and Highams Park stations, offering direct services into London Liverpool Street, as well as several local bus routes. The A406 and M11 are easily accessible for drivers, and nearby green spaces include Epping Forest.

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 25' x 11'5

KITCHEN DINER 19'5 x 18'3

SHOWER ROOM 7'11 x 5'11

UTILITY 7'8 x 6'7

LANDING

BEDROOM 11' x 9'11

BEDROOM 11' x 10'

BEDROOM 6'5 x 5'10

BATHROOM

LANDING

BEDROOM 12'8 x 9'1

KITCHEN 19' x 8'8

BATHROOM 5'9 x 4'10

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.
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