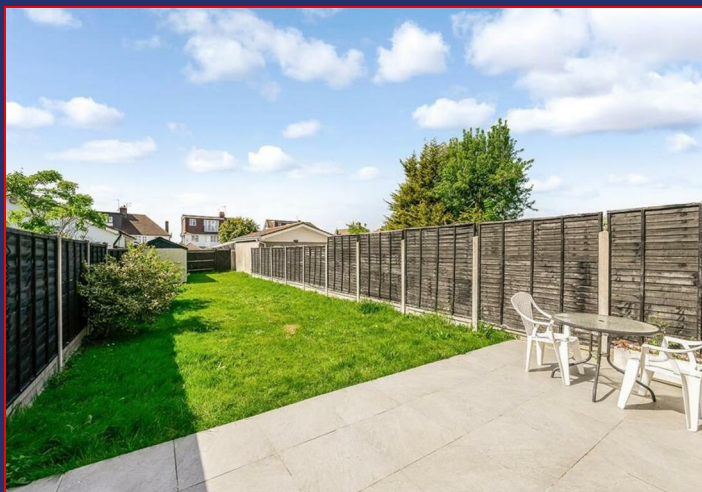


86 Old Church Road
Chingford
E4 8BX

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



Old Church Road, E4 8BT



Offers In Excess Of £575,000 Freehold



Kings Group are pleased to present this larger than average, extended three-bedroom house situated on Old Church Road in Chingford.

The ground floor comprises an entrance hall, two reception rooms, fitted kitchen, ground floor cloakroom and access to the rear garden. The kitchen extension benefits from natural light provided by skylights above and is fitted with a range of base and high-level units in a wood trim, together with a feature Aga-style oven. The two reception rooms provide flexible living and dining space, while the cloakroom adds further convenience.

To the first floor are three bedrooms and a family bathroom, providing well-proportioned accommodation with flexibility for family living, guests or a home office.

Externally, the property benefits from a large rear garden and a garage to the rear, providing useful parking and storage.

The property is conveniently located close to Nevin Drive School and a range of local amenities, making it well placed for families. The property is also offered with no onward chain.

Offering approximately 1,186 sq ft of accommodation, this extended three-bedroom house provides well-proportioned living space and is an opportunity for buyers looking for a larger family home in Chingford.

Call Kings Group on 0208 524 7444 for further information and to arrange a viewing.

HALLWAY

LIVINGROOM 15'5 x 12'8

RECEPTION ROOM 13'6 x 10'7

KITCHING/DINER 5'5 x 9'0

UTILITY ROOM 9'8 x 7'5

WC

LANDING

BEDROOM ONE 15'5 x 11'9

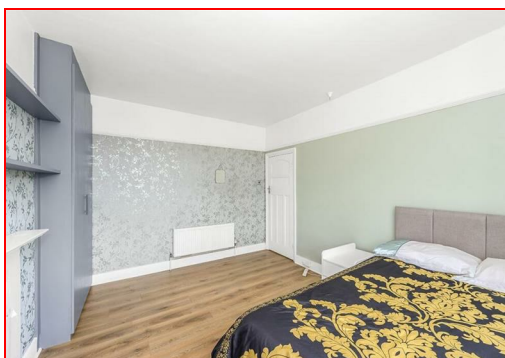
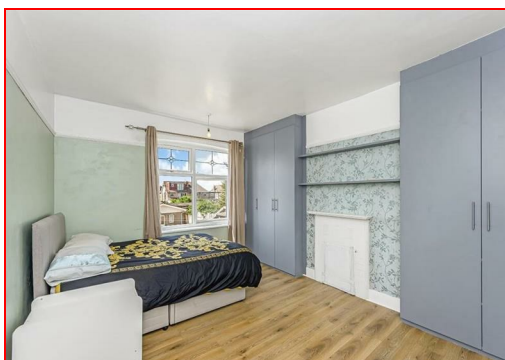
BEDROOM TWO 13'6 x 11'10

BEDROOM THREE 8'5 x 6'11

BATHROOM 8'0 x 6'9

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 WHATEVER IN RELATION TO THIS PROPERTY.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

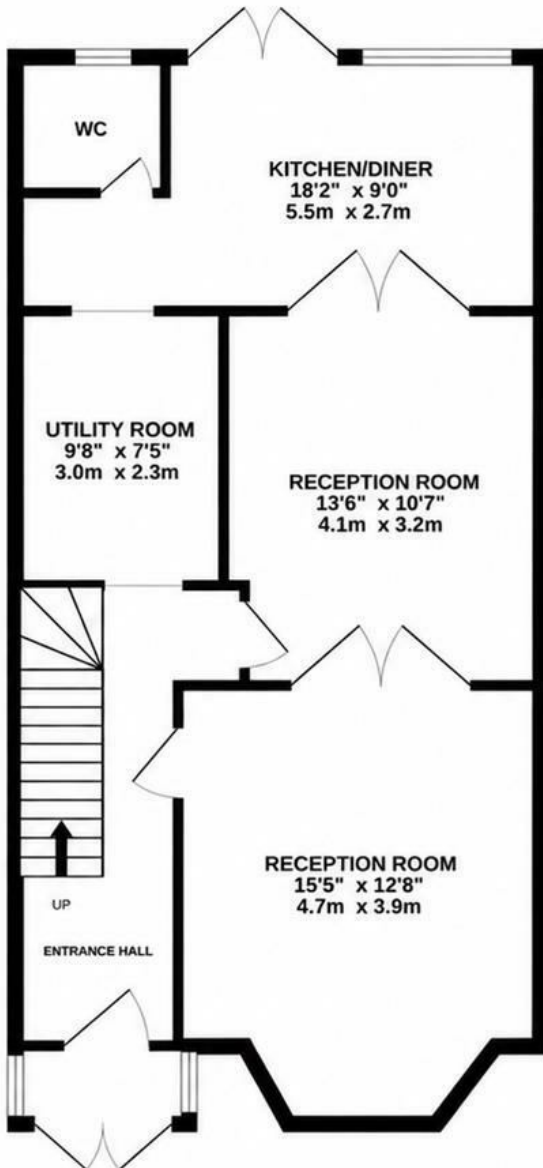


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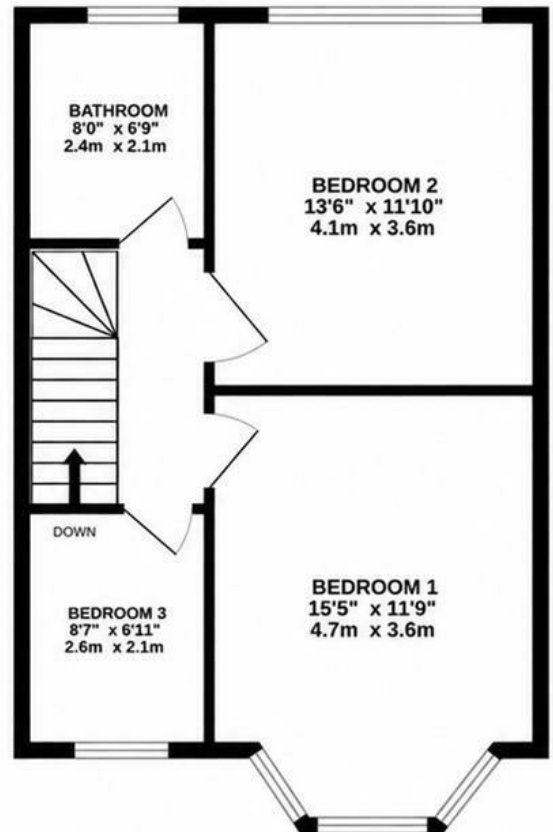
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GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.

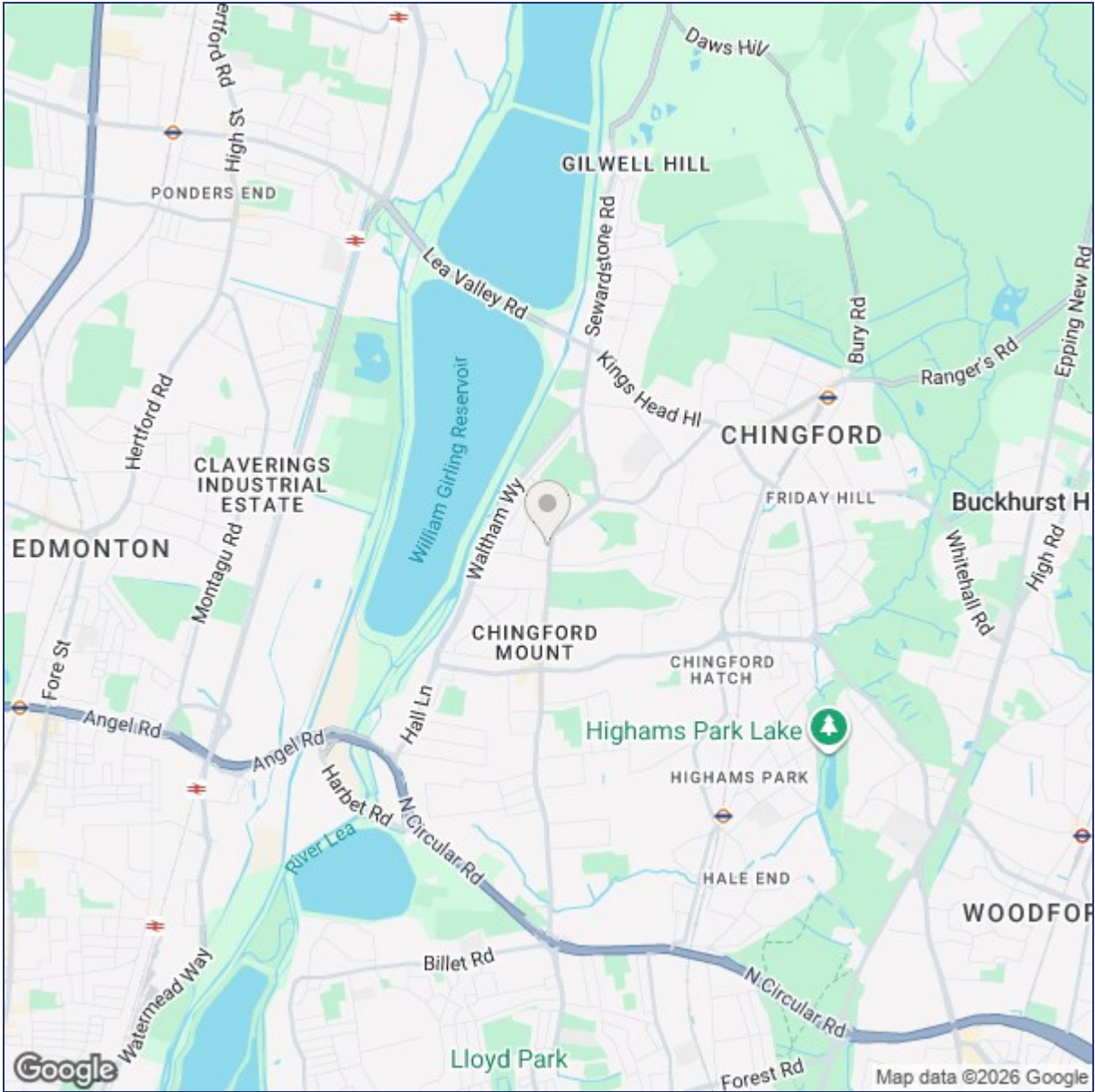


1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

(“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.

