86 Old Church Road
Chingford
E4 8BX

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

Hungerdown, E4 6QJ







Asking Price £575,000 Freehold











Kings are pleased to offer for sale this extremely spacious 4 bedroom family home located just off the Ridgeway in North Chingford. On the ground floor boast stylish wooden floors in the Hallway leading to ample storage cupboards, wc, access to garage and fitted kitchen breakfast room with wood style base and eye level unts with fitted oven hob and extractor. To the first floor you have the family lounge, large storage cupboard and a spacious bedroom. The 2nd floor boast 3 further bedrooms and the family fully tiled bathroom with underfloor heating. The exterior comprises of easily maintained artificial lawn and a wooden outhouse. To the front you have off street parking and access to an integrated garage. Further features to include gas central heating, double glazed windows, council tax band E. The house is situated within 0.9 miles of Chingford over ground station (Liverpool Street) and within half a mile from Station Road which contains a good selection of shops, bars and restaurants. There are several well regarded state and private schools within the local area. Call now for further details on 0208 524 7444

HALL

KITCHEN DINER 16,2 x 13

CLOAKROOM

1ST FLOOR LANDING

LOUNGE 18'8 x 16'1

BEDROOM 16'1 x 13

2ND FLOOR LANDING

BEDROOM 15'8 X 9'8

BEDROOM 15'9 x 13'6

BEDROOM 13'11x 5'7

BATHROOM 8'6 x 5'8

GARAGE 12'9 x 8'6

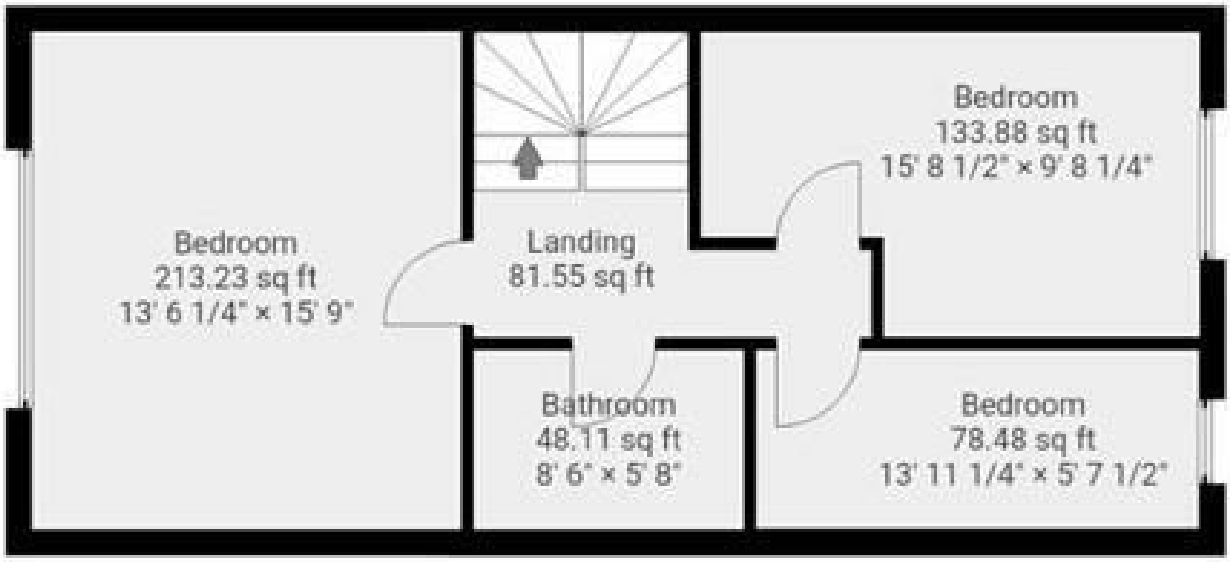
TOTAL SQUARE FOOTAGE 1474.67

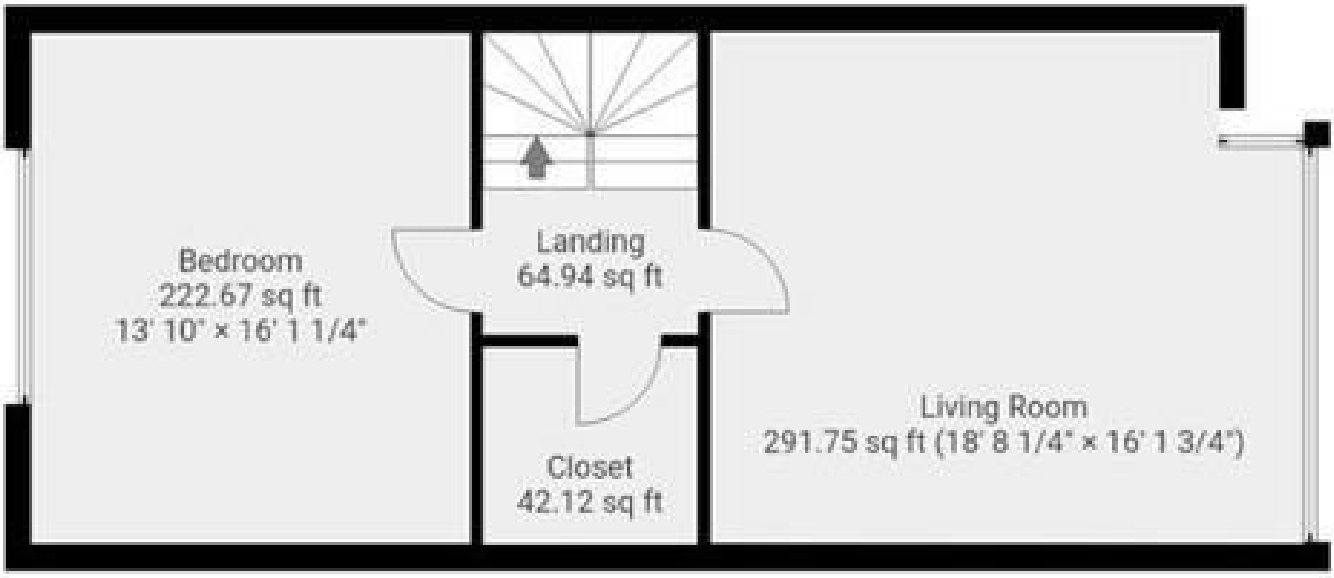
DISCLAIMER

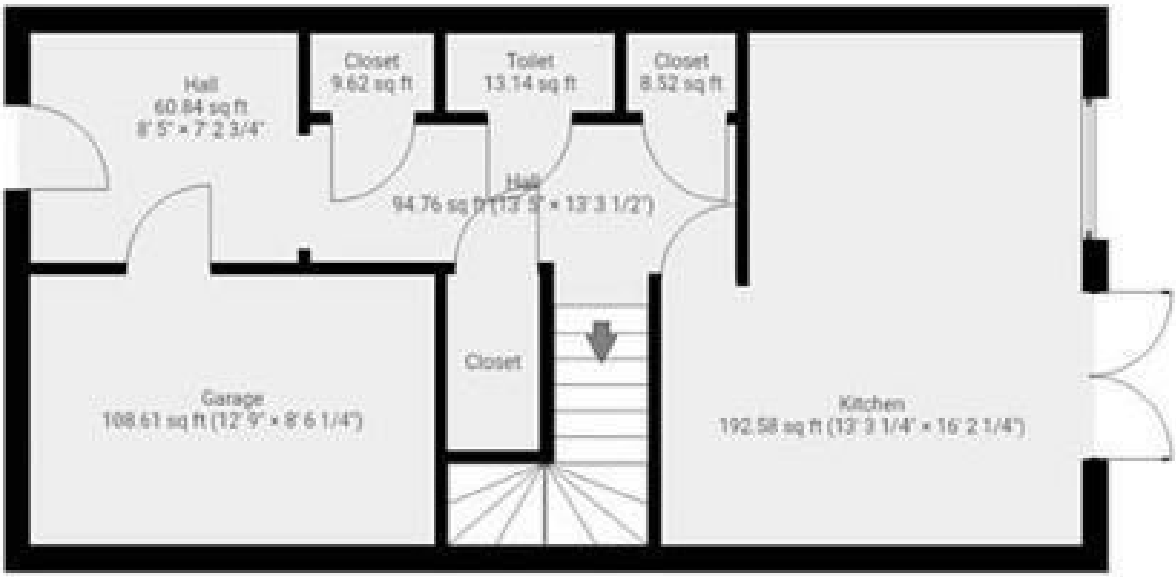
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 approximate.
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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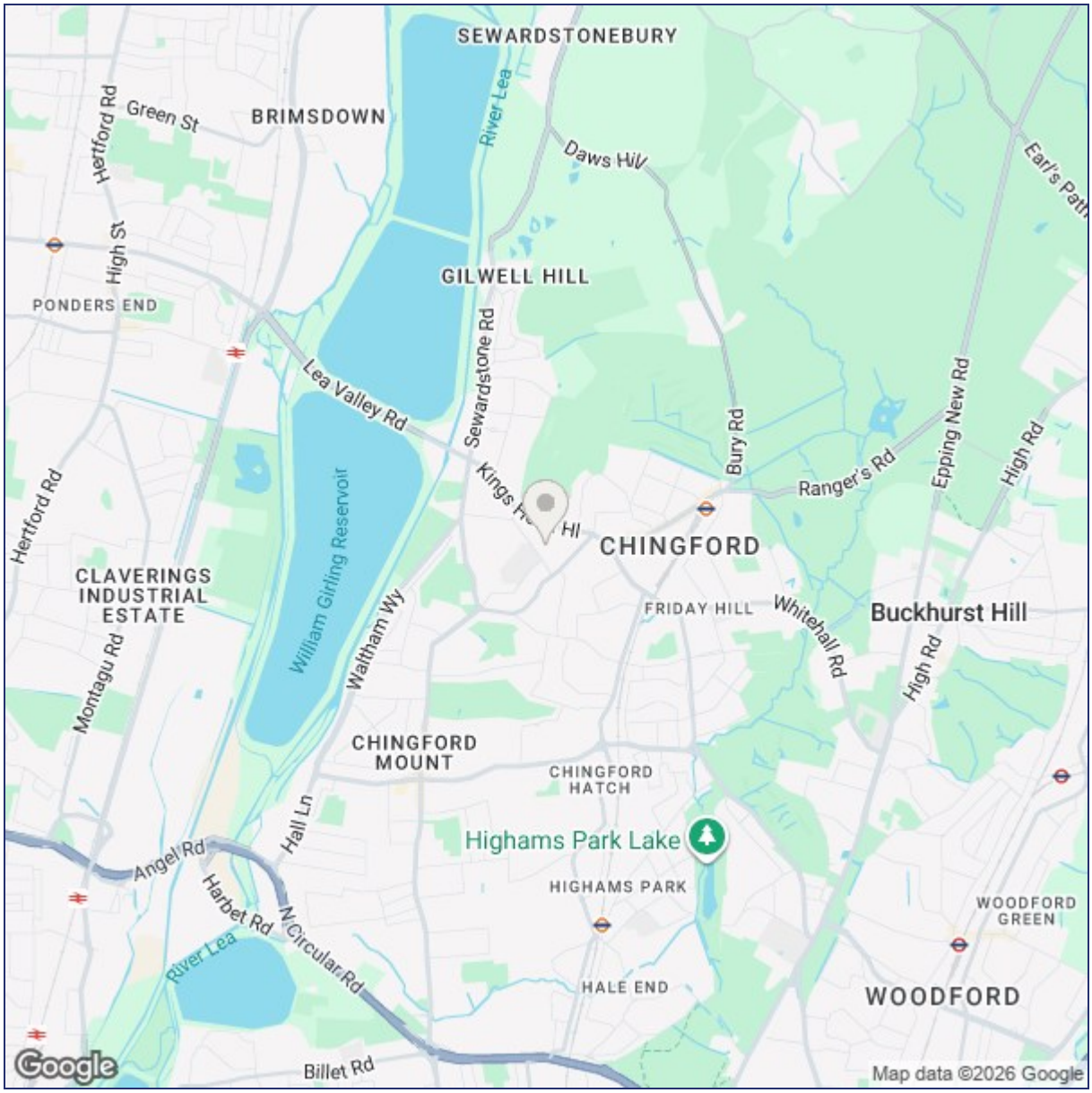


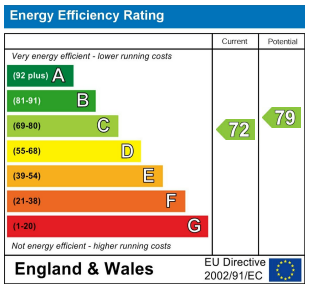


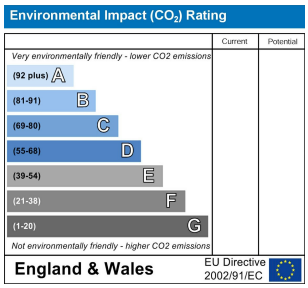


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("These details are correct at time of going to press").

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.

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