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E4 8BX

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## Hampton Road, E4 8NT



**Offers In Excess Of £600,000 Freehold**



Kings Group of Chingford present this three-bedroom detached family home situated on Hampton Road in Chingford. The property offers a practical layout with well-proportioned accommodation arranged across two floors and benefits from off-street parking, an extended kitchen diner, and a rear garden measuring approximately 100 feet.

The ground floor comprises a spacious reception room to the front and an extended kitchen diner to the rear fitted with a range of modern wall and base units, work surfaces, and space for dining and entertaining. The layout provides direct access to the rear garden and creates a functional family living space.

The first floor offers three bedrooms alongside a family bathroom, with accommodation suitable for family living, guest space, or home working requirements.

Externally, the property benefits from a driveway providing off-street parking for two vehicles. The rear garden extends to approximately 100 feet and offers a combination of lawn and patio areas.

Hampton Road is located within easy reach of local shops, schools, parks, and everyday amenities. The property is also conveniently positioned for access to transport links, including routes towards the A406 and M11, providing connections into surrounding areas and Central London.

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

Broadband (estimated speeds)  
Standard 13 mbps  
Superfast 80 mbps  
Ultrafast 5000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL**

**LIVING ROOM 21'2 x 10'2**

**KITCHEN DINER 18 x 15'3**

**DOWNSTAIRS WC 5'7 x 2'7**

**LANDING**

**BEDROOM ONE 14'2 x 9'9**

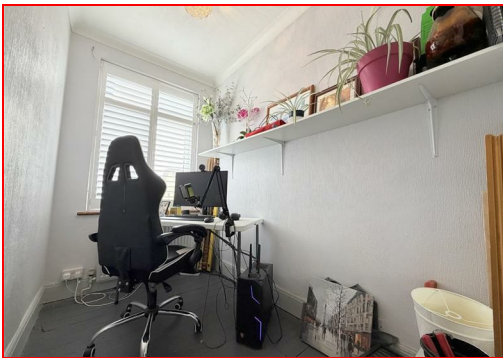
**BEDROOM TWO 11'9 x 9'5**

**BEDROOM THREE 8'9 x 5'3**

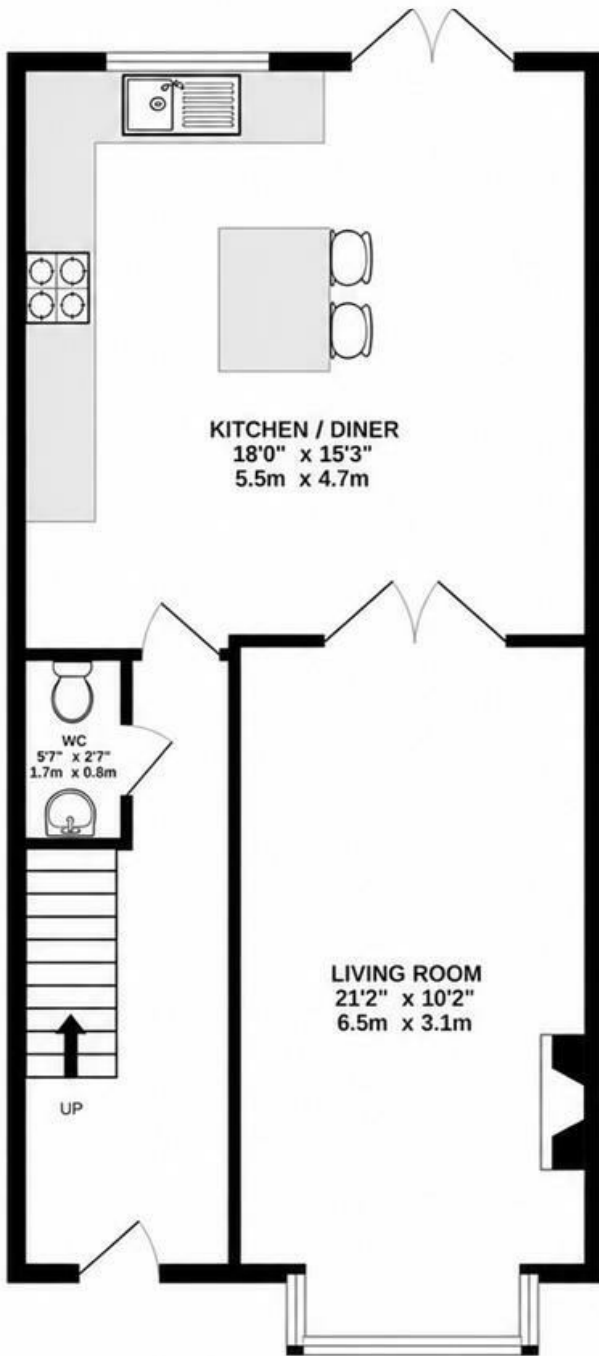
**BATHROOM**

**DISCLAIMER**

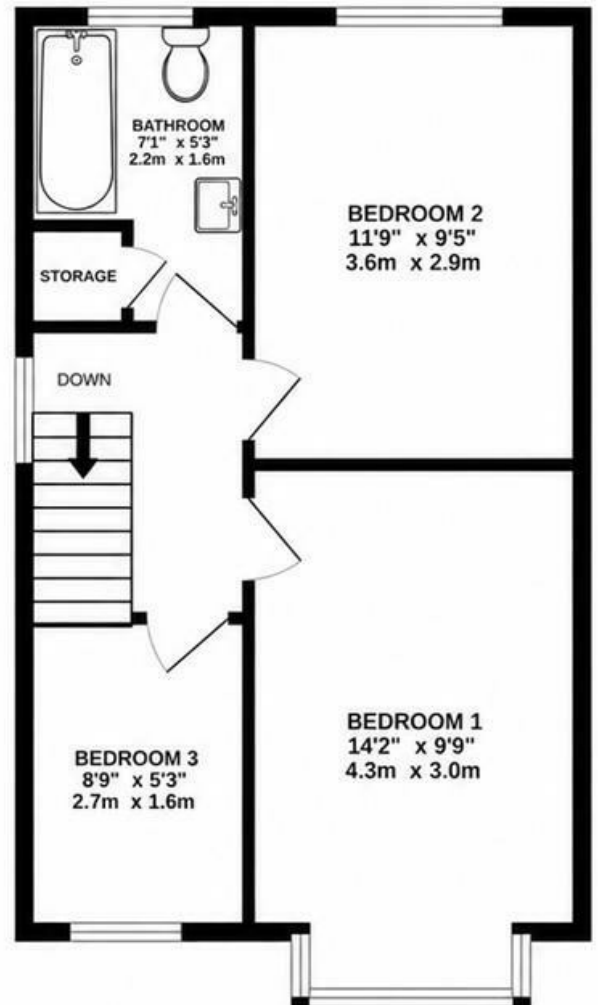
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATSOEVER IN RELATION TO THIS PROPERTY.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images



**GROUND FLOOR**  
594 sq.ft. (55.2 sq.m.) approx.



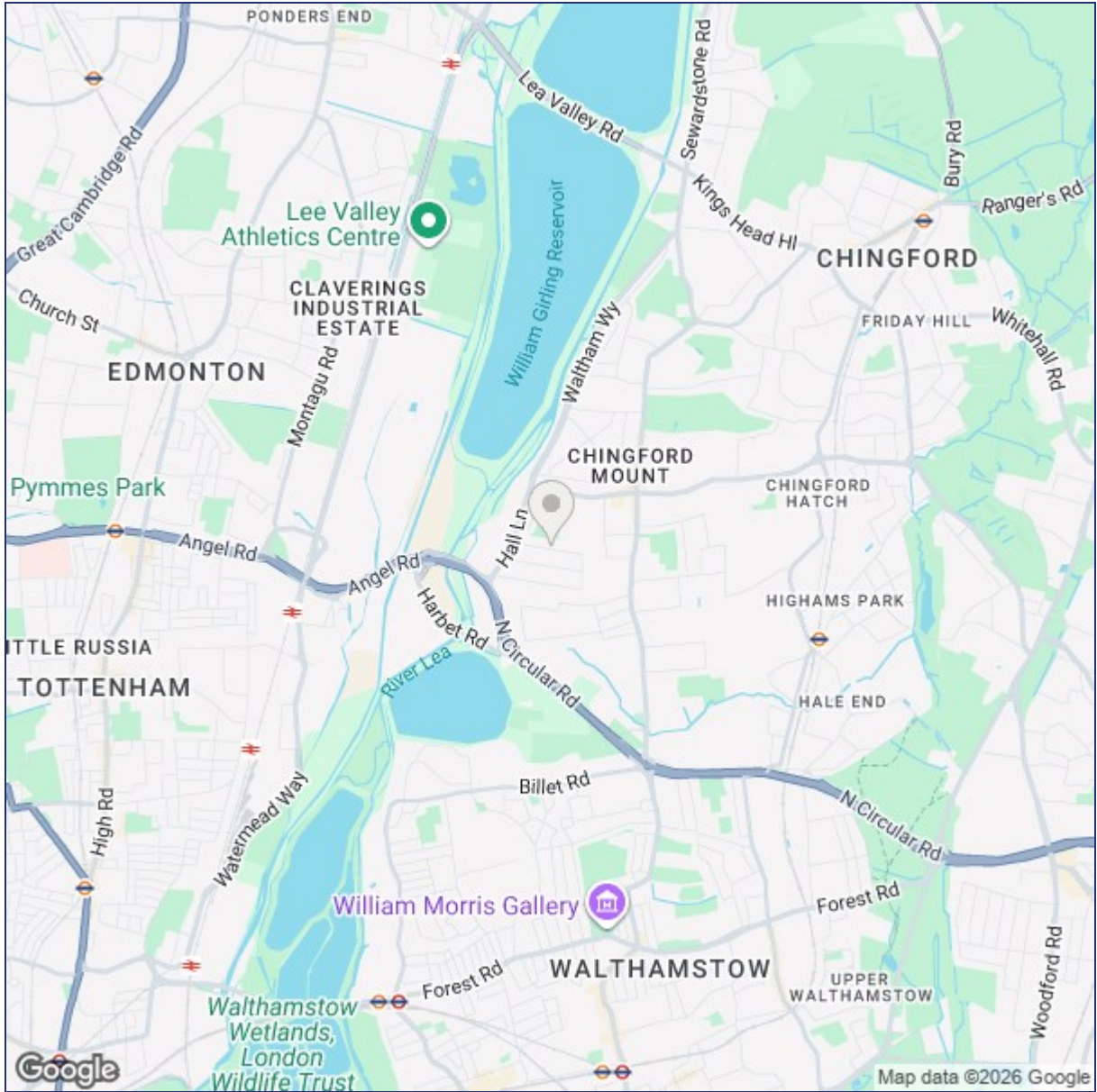
**1ST FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**TOTAL FLOOR AREA : 974 sq.ft. (90.5 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-30) F	
(1-20) G	
Not energy efficient - higher running costs	
61	78
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-30) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

("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.

