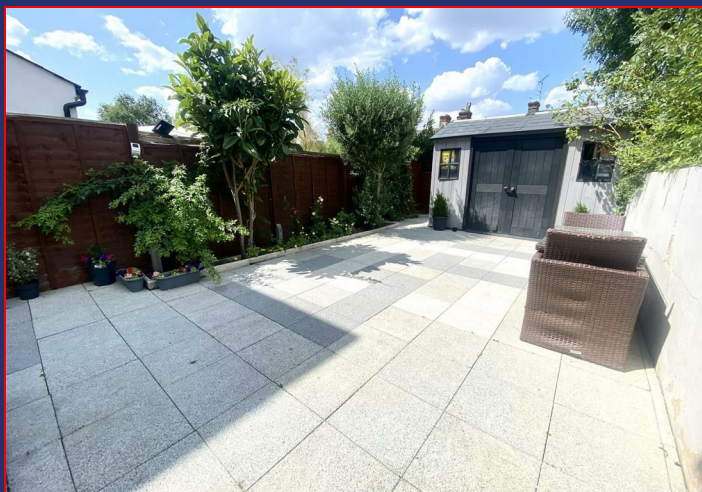


86 Old Church Road
Chingford
E4 8BX

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



Newbury Road, E4 9JH



Asking Price £635,000 Freehold



Kings Group are pleased to present this period property situated on Newbury Road, Highams Park.

The ground floor comprises an entrance hall, through lounge and fitted kitchen. The through lounge benefits from natural light and provides access to the rear of the property, while the kitchen offers a practical range of fitted units and workspace.

The first floor provides three bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden. There is also potential to extend, subject to the necessary planning permissions and consents.

The property offers accommodation arranged over two floors and provides three bedrooms, a through lounge, fitted kitchen, family bathroom and rear garden.

Newbury Road is located within Highams Park Village, with a range of local shops, cafés, restaurants and other amenities available nearby. Highams Park Overground Station is also within easy reach, providing rail services towards London.. The area further benefits from access to local bus routes and surrounding green spaces.

Call Kings Group for further details and to arrange a viewing on 0208 524 7444!

HALLWAY

LIVING ROOM 13'5 x 11'10

DINING ROOM 10'9 x 8'6

KITCHEN 17'9 x 10'3

LANDING

BEDROOM ONE 13'8 x 11'11

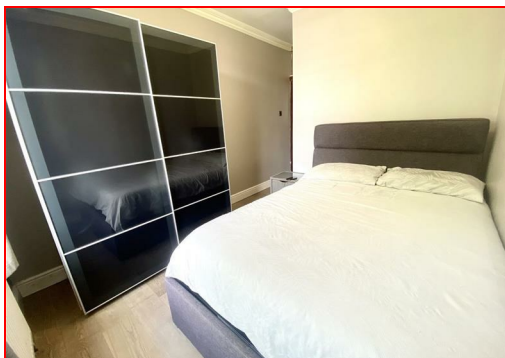
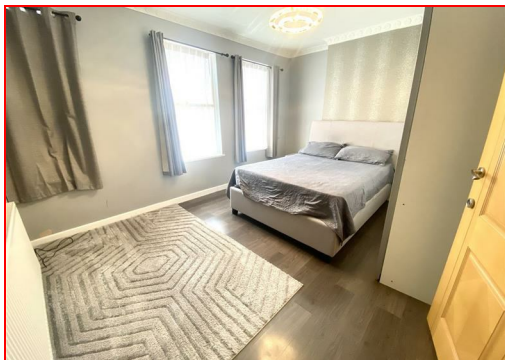
BEDROOM TWO 10'10 x 10'3

BEDROOM THREE 13'9 x 9'11

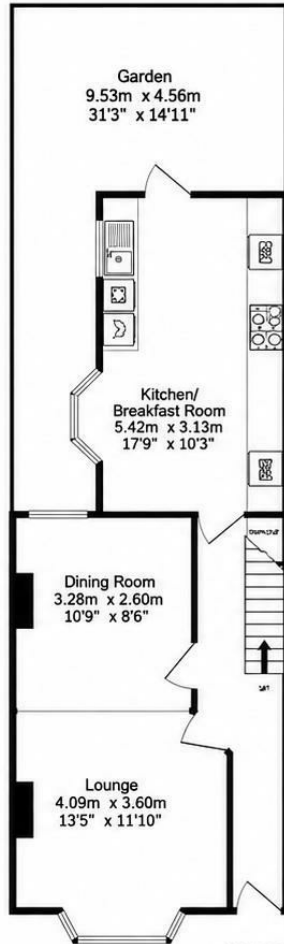
BATHROOM 7'1 x 5'11

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



GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.



1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.

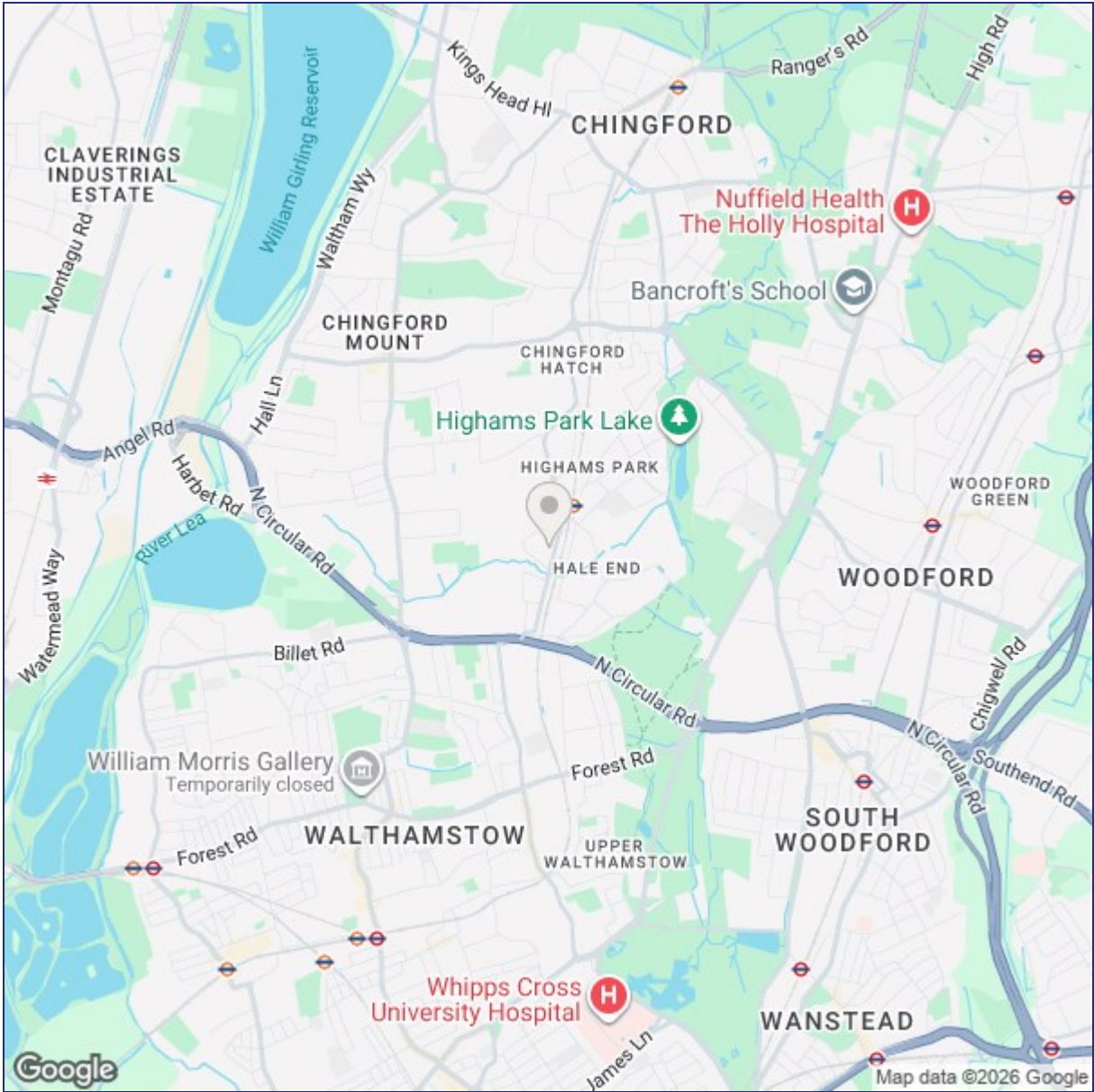


MOWBRAY ROAD, HARWICH IPDC, EX12 3LH

TOTAL FLOOR AREA : 87.3 sq.m. (939 sq.ft.) 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.

