

86 Old Church Road  
Chingford  
E4 8BX

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



## Loxham Road, E4 8SE



**Asking Price £700,000 Freehold**

\*\*\* CHAIN FREE \*\*\*

Kings Group are delighted to present this spacious four-bedroom bungalow, offering flexible and well-proportioned accommodation all on a single level.

The property features an entrance hall leading to a bright reception room with a bay window, perfect for relaxing or entertaining. The kitchen is fitted with a range of white base and eye-level units, complemented by roll-top work surfaces and tiled splashbacks. There are four bedrooms, providing plenty of space for family, guests, or a home office. The accommodation is completed by a fully tiled family bathroom fitted with a white three-piece suite.

Externally, the property benefits from a rear garden, partially laid to lawn with side access. To the front, there is off-street parking and a garage, offering additional parking or storage options.

Loxham Road is situated in a residential area of Chingford, E4, providing convenient access to local shops, schools, and bus routes. Highams Park and Chingford amenities are within reach, with rail services from Highams Park Station into London Liverpool Street. The area also offers access to open green spaces including Epping Forest, and road links via the North Circular and M11.

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

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast -  
Ultrafast 5000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 19'4 x 11'9**

**KITCHEN 20'1 x 8'10**

**BEDROOM 16'4 x 12'8**

**BEDROOM 11'5 x 11'5**

**BEDROOM 11'5 x 10'11**

**BEDROOM 12'1 x 11'6**

**BATHROOM 11'10 x 5'3**

#### GARAGE

#### DISCLAIMER

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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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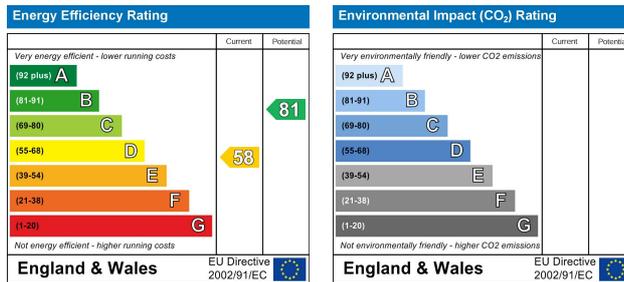
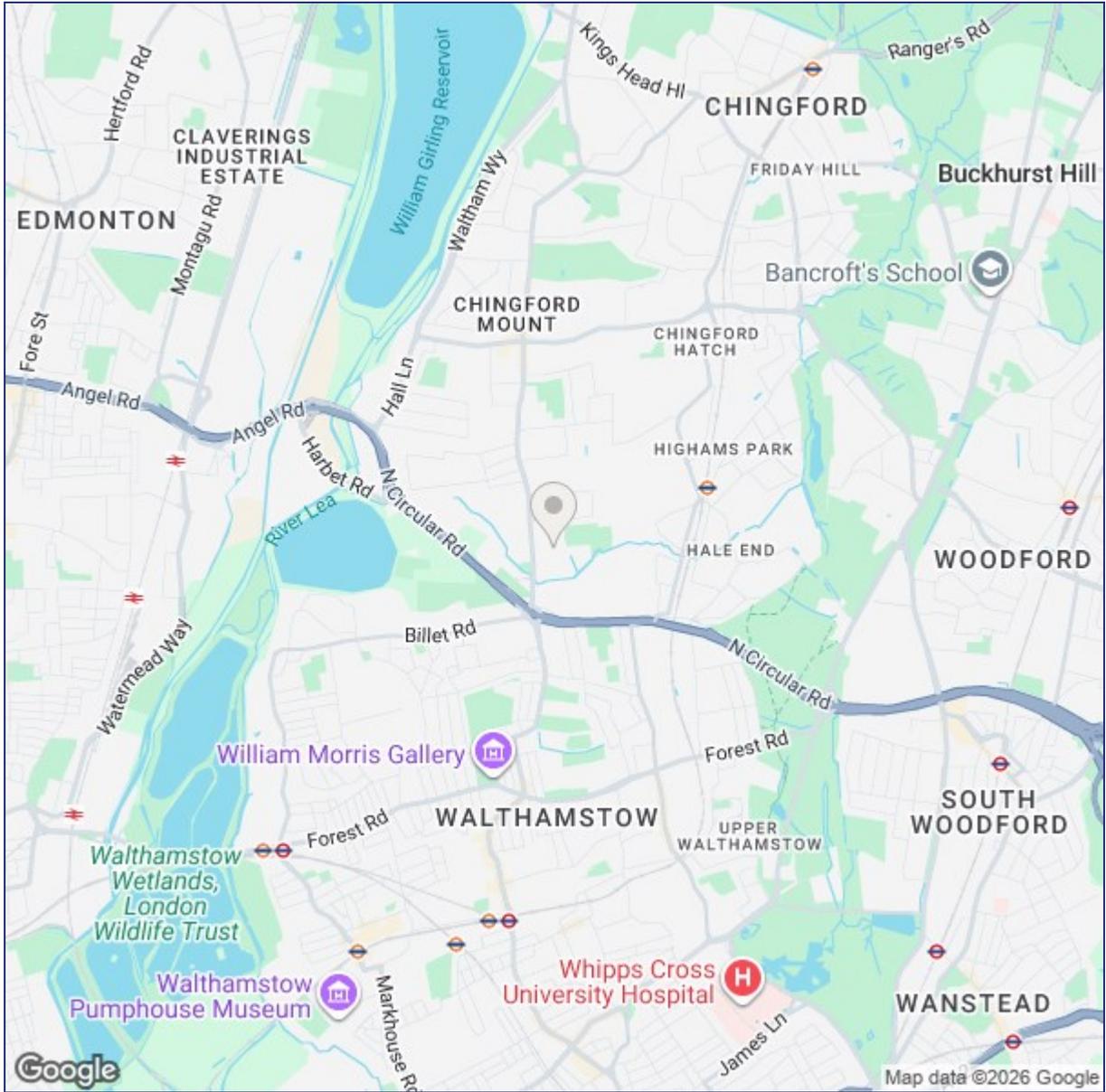


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("These details are correct at time of going to press").

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