86 Old Church Road
Chingford
E4 8BX

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

Connington Crescent, E4 6LB







Asking Price £450,000 Freehold











Two Bedroom Mid Terrace House | Off Street Parking | Private Rear Garden | No Onward Chain

Situated within a popular residential turning in the Chingford Hatch/Friday Hill area, this well-presented two bedroom mid terrace house offers approximately 800 sq ft of accommodation, a private rear garden and off street parking to the front.

Upon entering the property, you are greeted by a spacious reception room, providing a comfortable space for both relaxing and entertaining. The kitchen is fitted with grey gloss base and eye-level units, complemented by brown roll-edge work surfaces and tiled splashbacks, with space for appliances.

To the first floor are two double bedrooms and a fully tiled family shower room. The property offers a modern interior whilst providing buyers with the opportunity to personalise and make the house their own. Further benefits include ample storage throughout and the advantage of being offered to the market with no onward chain.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor dining and entertaining, as well as off street parking to the front for one to two vehicles.

Connington Crescent is ideally positioned for access to both Chingford and Highams Park Overground stations, together with a range of local bus routes providing connections to surrounding areas and beyond. The A406, A12, M11 and M25 are also within convenient reach, making the property well suited to commuters.

The shops, cafés, restaurants and everyday amenities along Station Road in North Chingford are approximately a 15–20 minute walk away, whilst the nearby Epping Forest and Highams Park Lake provide excellent opportunities for walking, recreation and enjoying the surrounding green spaces.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, couples or those looking to secure a well-located home in Chingford.

HALL

LIVING ROOM 15'5 x 13'9

KITCHEN 8'10 x 6'6

LANDING

BEDROOM 15'4 x 9'8

BEDROOM 10'10 x 10'7

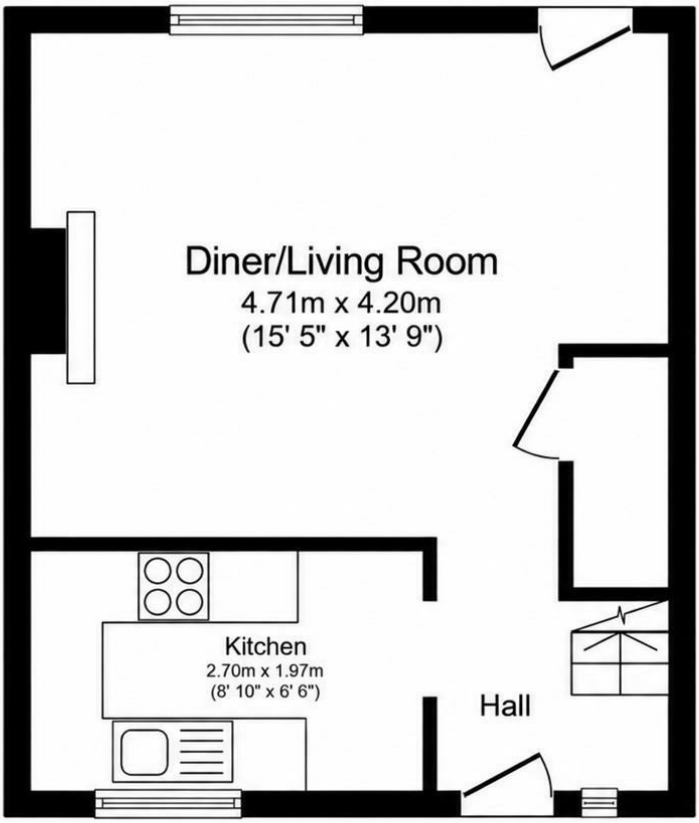
SHOWER ROOM 6'9 x 5'9

DISCLAIMER

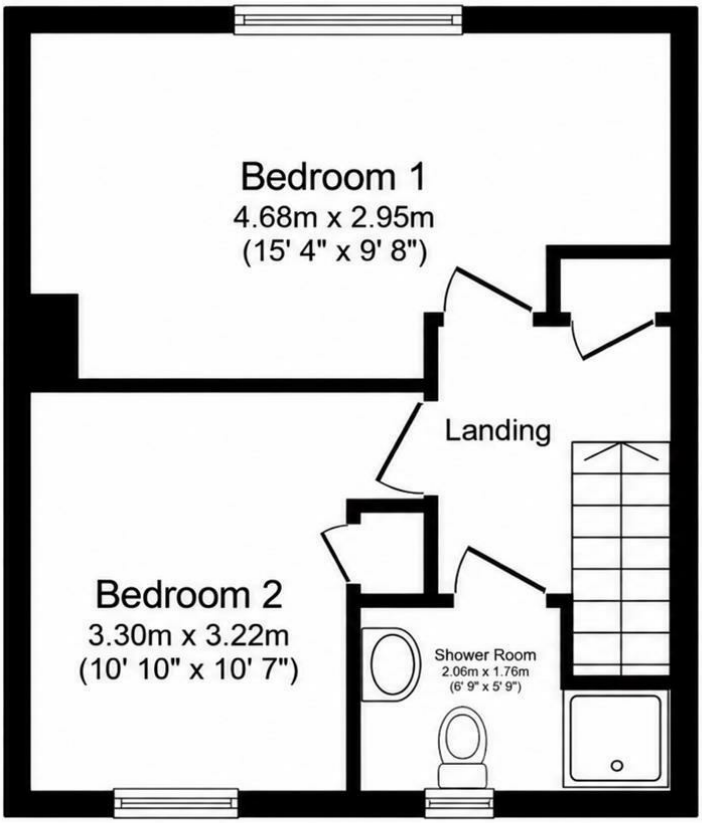
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2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we 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.

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Ground Floor

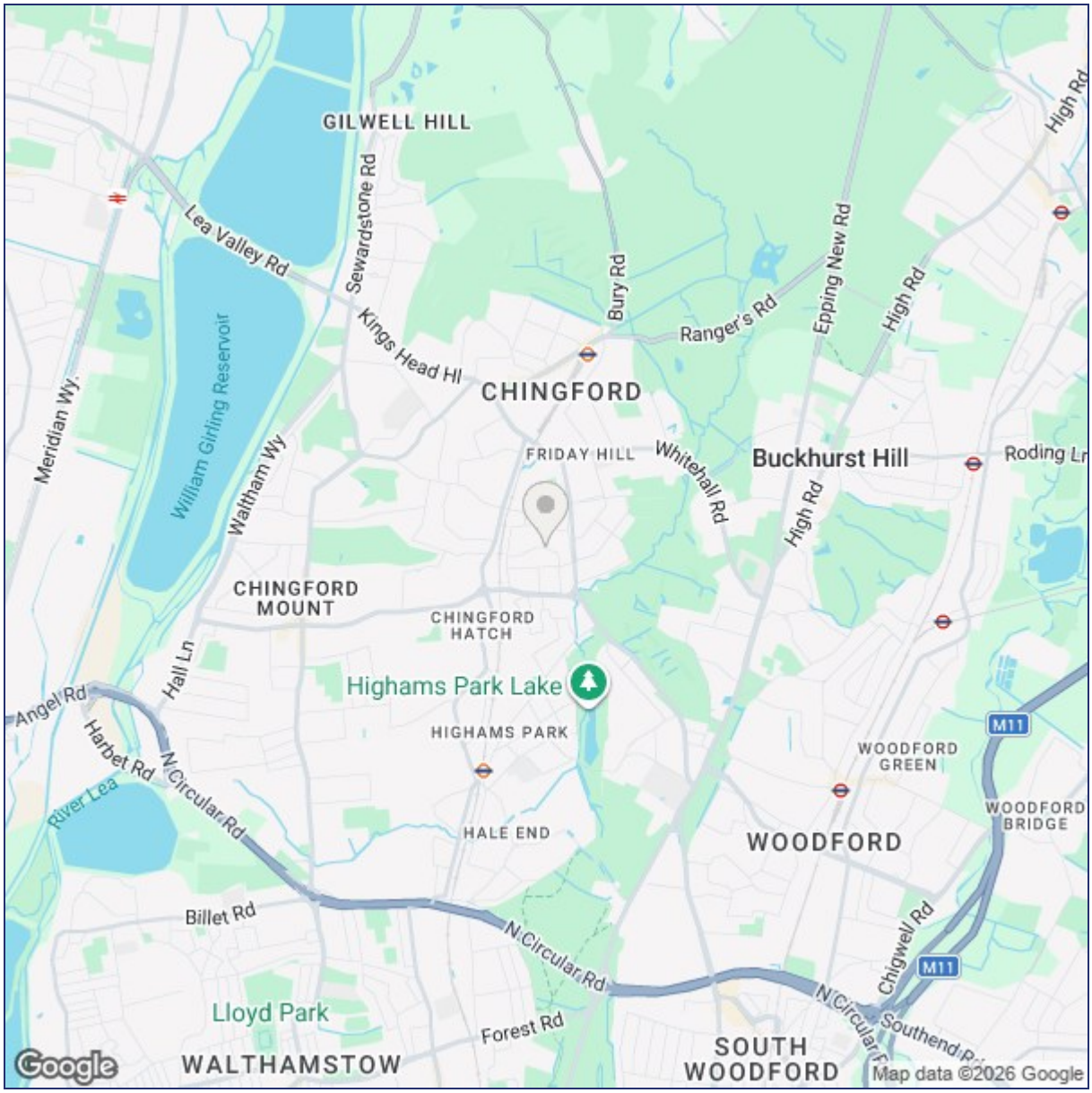


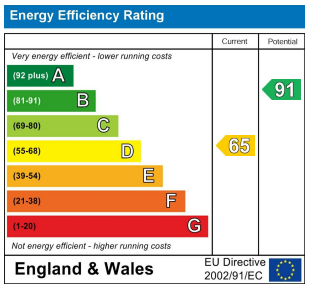
First Floor

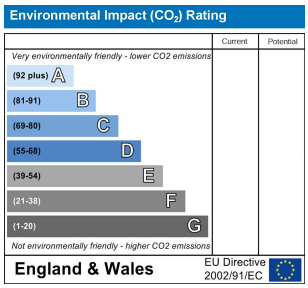
Total floor area 65.6 m² (706 sq.ft.) approx

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

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