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Prory Close, E4 8AE



Offers In Excess Of £750,000 Freehold



Kings are pleased to offer for sale this five-bedroom 1930s semi-detached home, situated within a residential cul-de-sac in Chingford.

The property provides spacious accommodation arranged over three floors, combining period features with modern updates. The ground floor includes a through lounge with a bay window to the front and French doors to the rear, allowing for good natural light and direct access to the rear garden. The garden is mainly laid to lawn with patio and decking areas. The kitchen/diner overlooks the garden and includes a Belfast sink and access to the outside space. A downstairs WC and additional storage are also located on this level.

On the first floor there are three bedrooms, two of which feature bay windows, while the front bedroom benefits from built-in storage. Original stained-glass windows remain in place on the landing. The family bathroom includes a bath and a separate walk-in shower.

The loft conversion provides two further bedrooms, both with built-in storage.

Externally, the property offers off-street parking to the front. Highams Park station is within walking distance, providing Overground services to London Liverpool Street via Walthamstow Central and Chingford. The property is also positioned within reach of local schools, leisure facilities and the open spaces of Epping Forest.



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

Broadband (estimated speeds)
 Standard 11 mbps
 Superfast 56 mbps
 Ultrafast 5000 mbps

Satellite & Cable TV Availability
 BT
 Sky
 Virgin

HALLWAY

LIVING ROOM 32'6 x 11'6

KITCHEN 18'1 x 7'11

WC

BEDROOM ONE 15'7 x 11'3

BEDROOM TWO 13'5 x 11'6

BEDROOM THREE 10'0 x 8'3

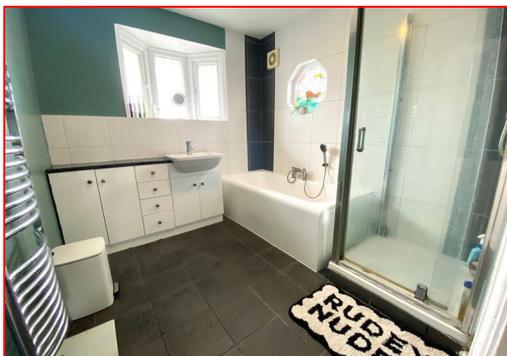
BATHROOM 13'0 x 7'11

BEDROOM FOUR 12'10 x 10'0

BEDROOM FIVE 12'6 x 10'7

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.



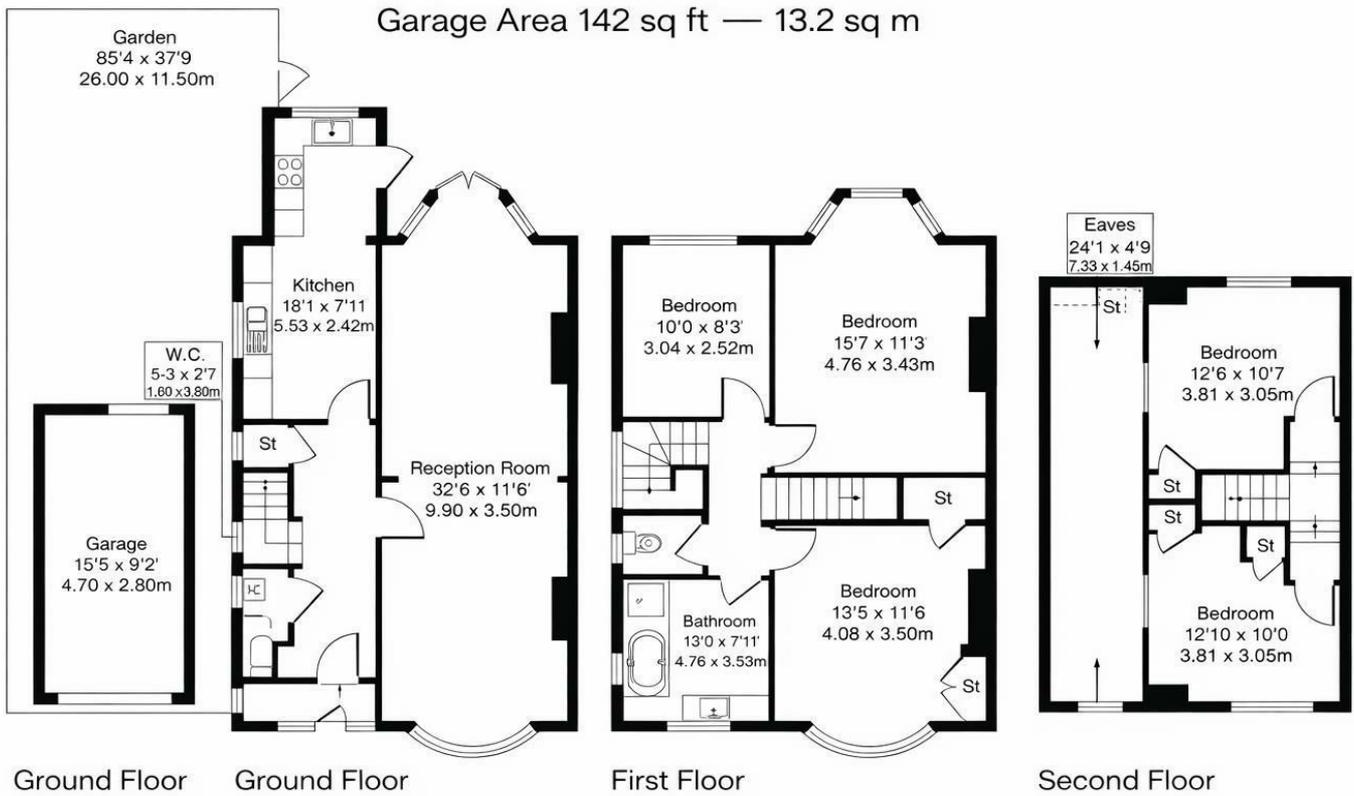
Approximate Gross Internal Area 1546 sq ft - 143.6 sq m
(Excluding Garage)

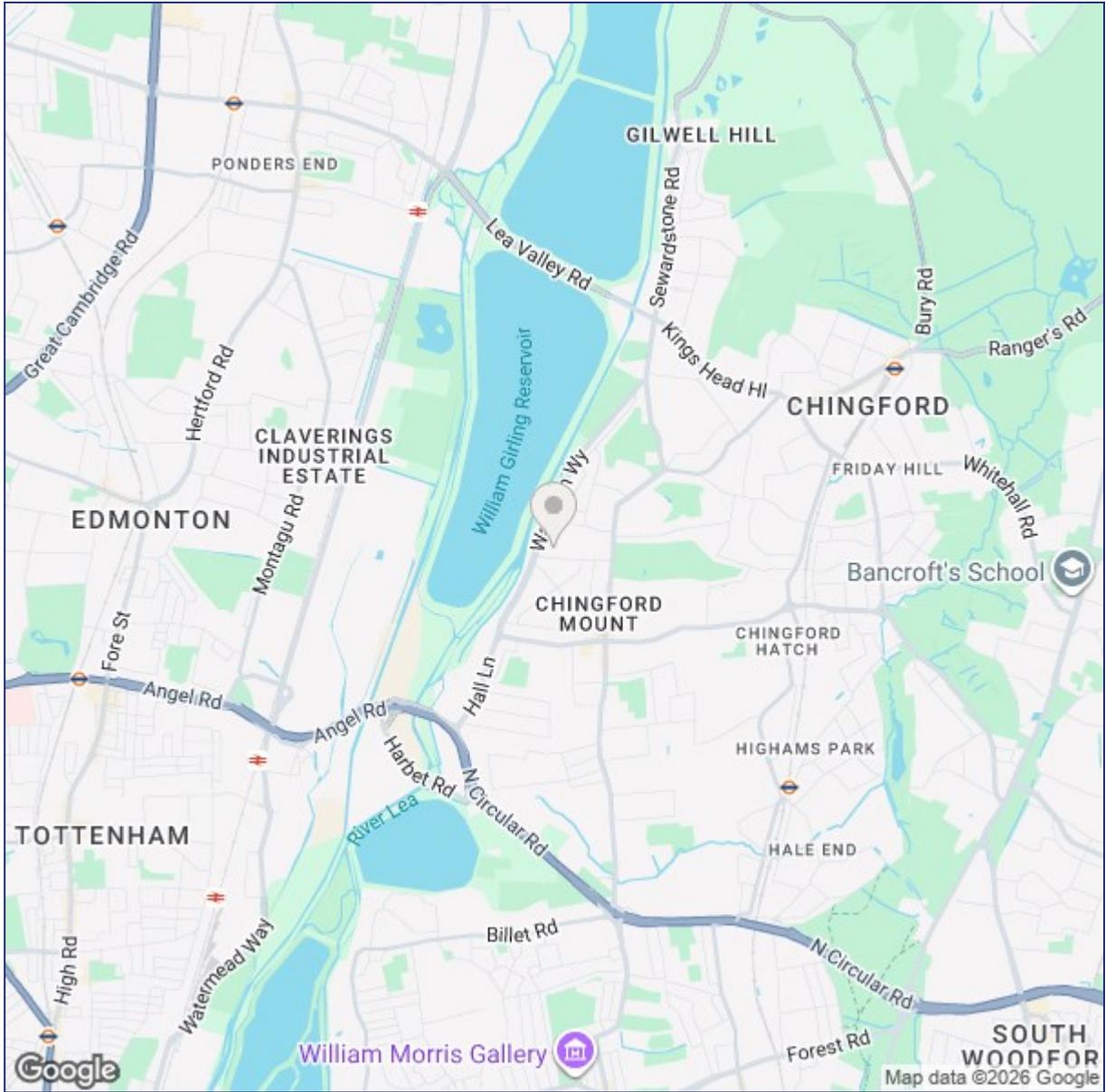
Ground Floor Area 648 sq ft — 60.2 sq m

First Floor Area 497 sq ft — 46.2 sq m

Second Floor Area 301 sq ft — 28 sq m

Garage Area 142 sq ft — 13.2 sq m





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		67	
		78	
England & Wales	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.

