

86 Old Church Road
Chingford
E4 8BX

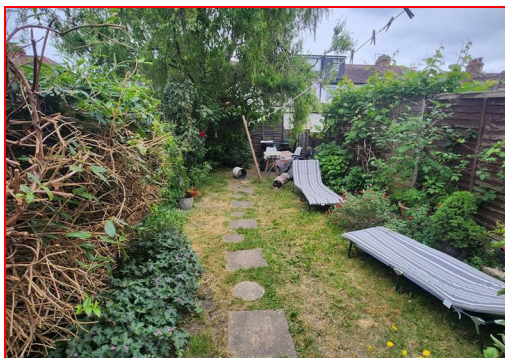
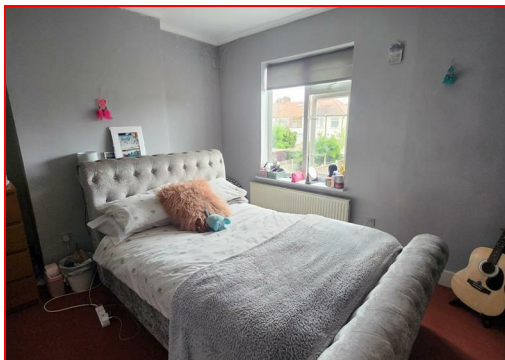
T: 0208 524 7444
www.kings-group.net



Chivers Road, E4 9TD



Guide Price £425,000 Freehold



(GUIDE PRICE £425,000 - £435,000)

Kings are pleased to offer this two-bedroom mid-terrace house, situated on a quiet no-through road. The property is arranged over two floors, providing practical living space. On the ground floor, a through lounge connects directly to the kitchen, allowing for uninterrupted movement between the two areas. The ground floor also includes a bathroom at the rear of the property, providing access from both the lounge and kitchen areas.

The first floor contains two double bedrooms. Both rooms offer sufficient space to accommodate standard bedroom furniture and storage, and their layout allows for flexible use. Access to the bedrooms is via a central landing that connects the spaces efficiently.

The rear garden includes a paved patio area, leading onto a lawn bordered by plants and shrubs. The garden provides outdoor space suitable for a range of uses and is directly accessible from the ground floor.

The property is positioned close to local shops and amenities. Educational facilities, including a nearby academy, are within walking distance. Transport links in the area provide connections to surrounding towns and services.

Viewings can be arranged by contacting Kings on 0208 524 7444.

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

Broadband (estimated speeds)
Standard 8 mbps
Superfast 52 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LOUNGE 24'11 x 14'2

KITCHEN 7'2 x 7'2

LANDING

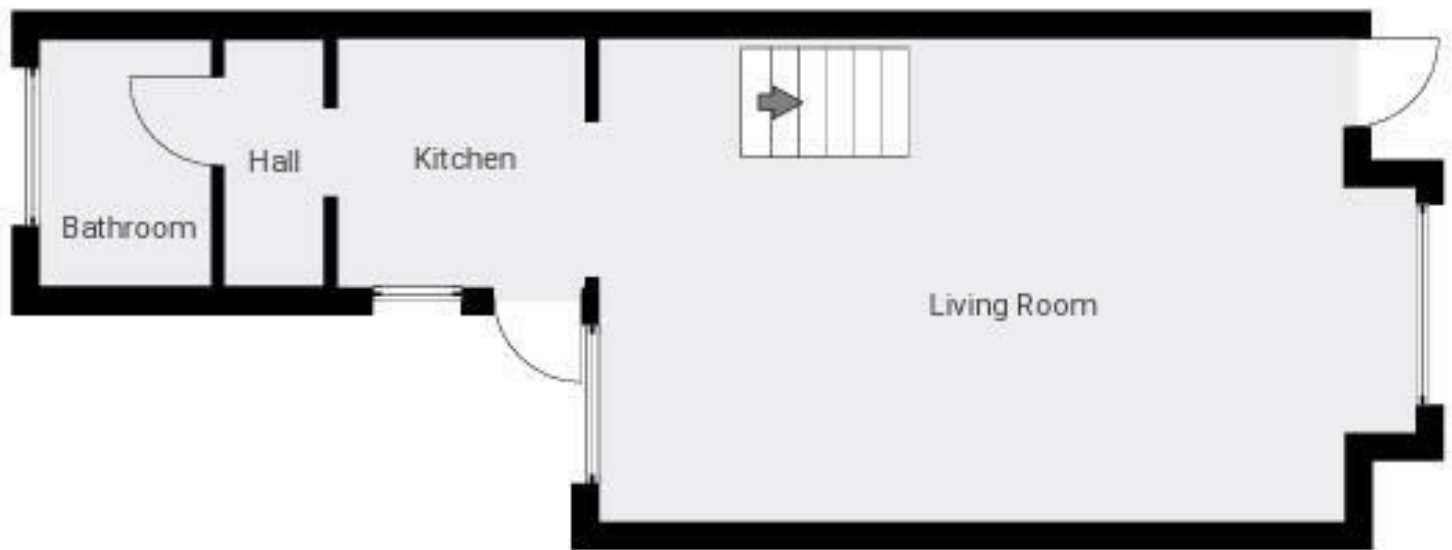
BEDROOM 10'4 x 14'5

BEDROOM 11'2 x 11'2

BATHROOM 5'11 x 7'4

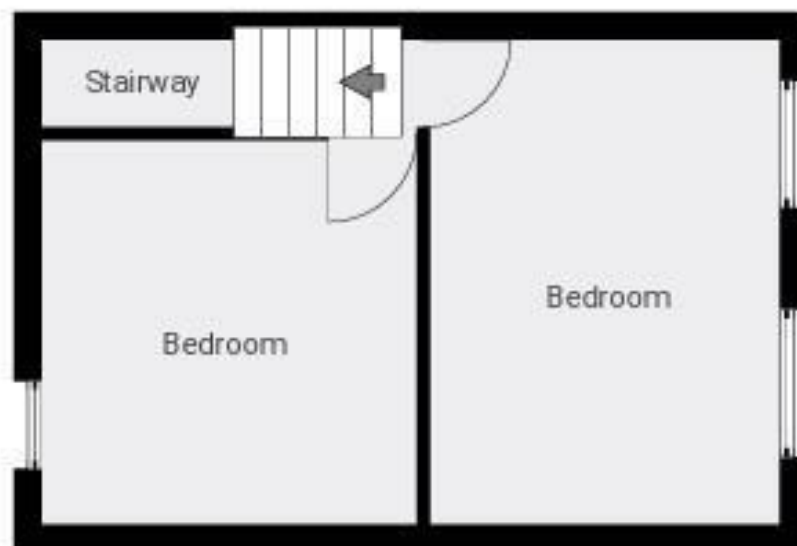
DISCLAIMER

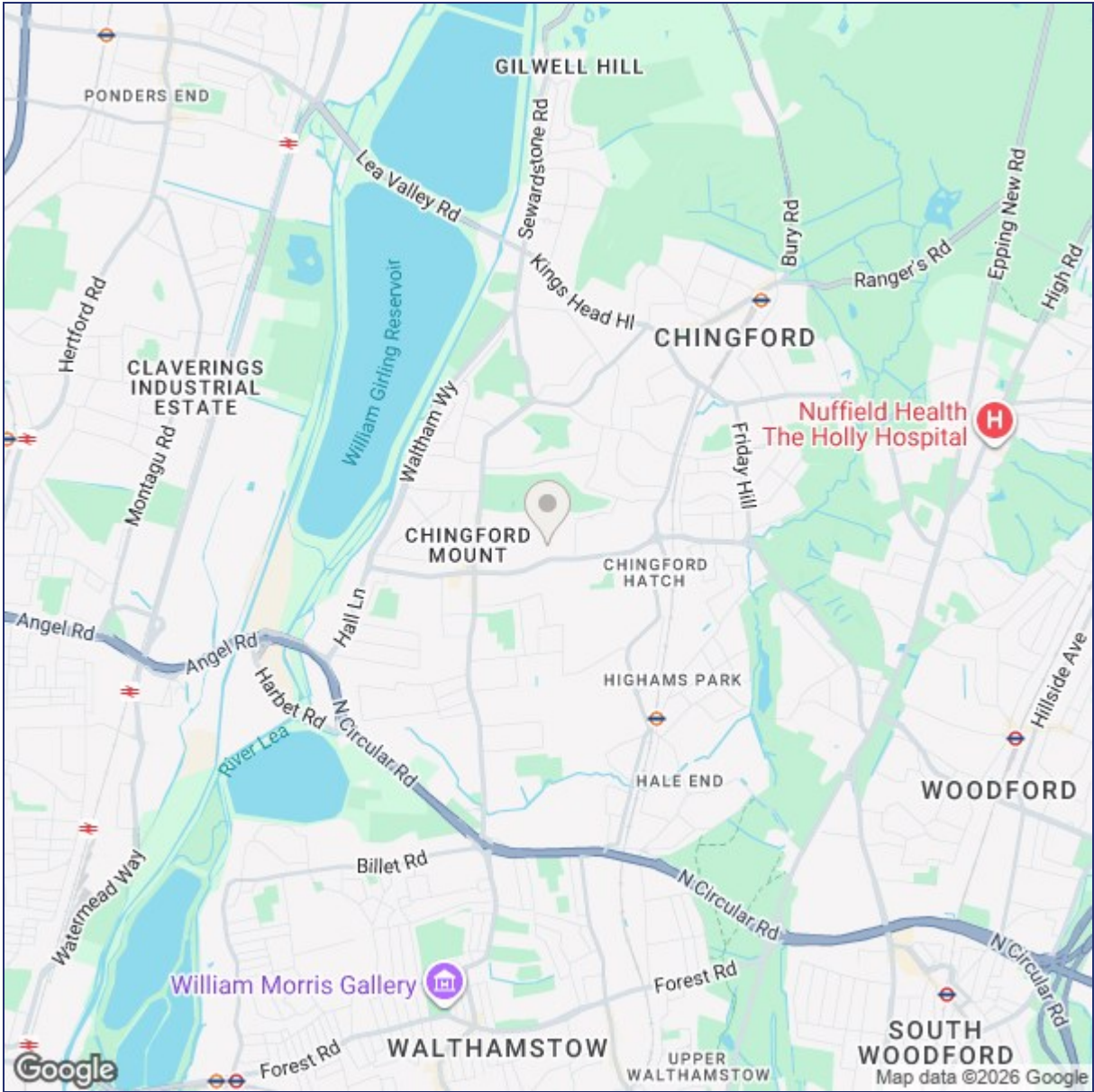
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



▼ 1st Floor

TOTAL AREA: 306.13 sq ft • LIVING AREA: 306.13 sq ft • ROOMS: 3





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	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	67

("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.

