

86 Old Church Road
Chingford
E4 8BX

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Leonard Road, E4 8NE



Offers In Excess Of £475,000 Freehold



Kings Group of Chingford are pleased to present to the market this three bedroom period family home situated on Leonard Road, E4. The property offers well-proportioned accommodation throughout, with a number of character features and potential to extend, subject to the necessary planning permissions and consents.

The ground floor comprises an entrance hallway, a bright and spacious reception room with feature fireplace and bay window, a separate dining room and a fitted galley kitchen with a range of base and eye level units, wooden work surfaces and tiled splash backs. To the rear is a useful lean-to currently serving as a utility area, with access to the garden.

The first floor provides two well-proportioned bedrooms together with a third single bedroom, offering flexible space for family living, guests or home working. The accommodation is completed by a partially tiled family bathroom fitted with a white three-piece suite.

Externally, the property benefits from a good-sized rear garden with a paved seating area and lawn, providing useful outdoor space for entertaining and relaxation. There is also potential to extend the property, subject to the relevant planning permissions.

Leonard Road is conveniently positioned for access to the amenities of Chingford, with a selection of shops, restaurants and local facilities nearby. The property is also within reach of a range of green spaces and transport links, providing connections to surrounding areas and Central London.

HALL

LIVING ROOM 14'10 x 11'4

DINING ROOM 13'3 x 10'8

KITCHEN 10' x 5'10

LEAN-TO 13'5 x 7'10

LANDING

BEDROOM 13'9 x 11'9

BEDROOM 13'4 x 11'8

BEDROOM 9'8 x 5'9

BATHROOM 9' x 5'10

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.

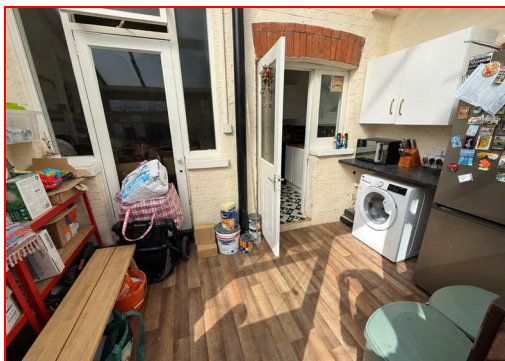
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 may be used to include furnishings and augmentation of images

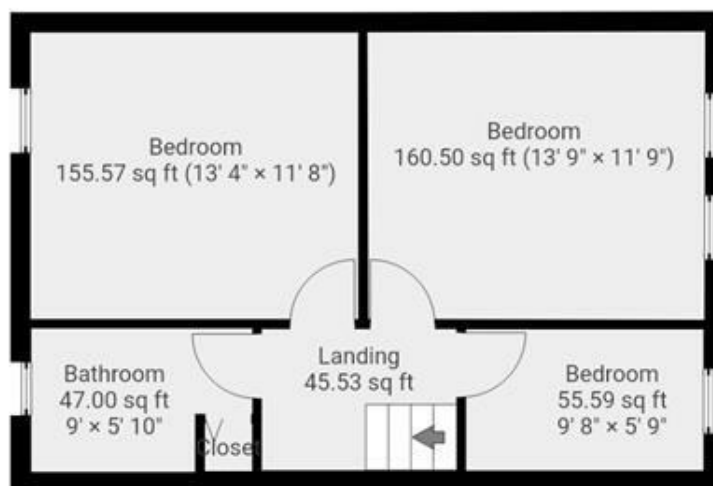
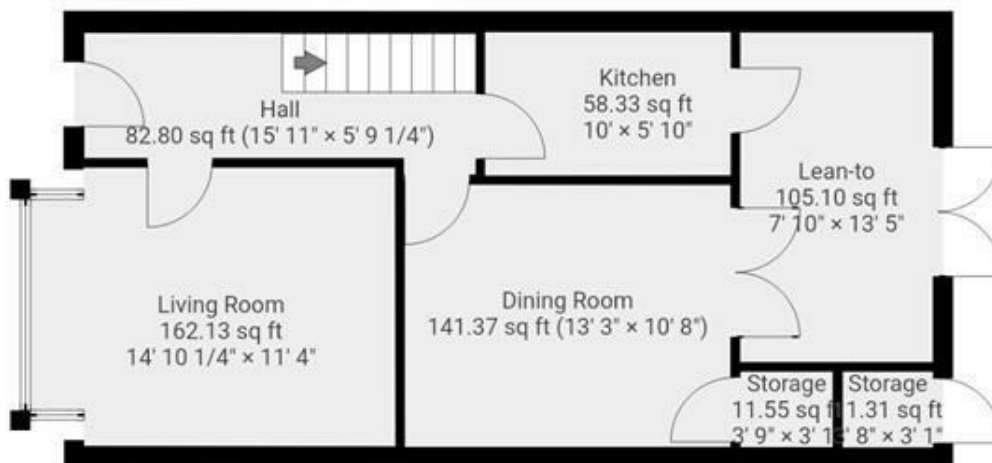


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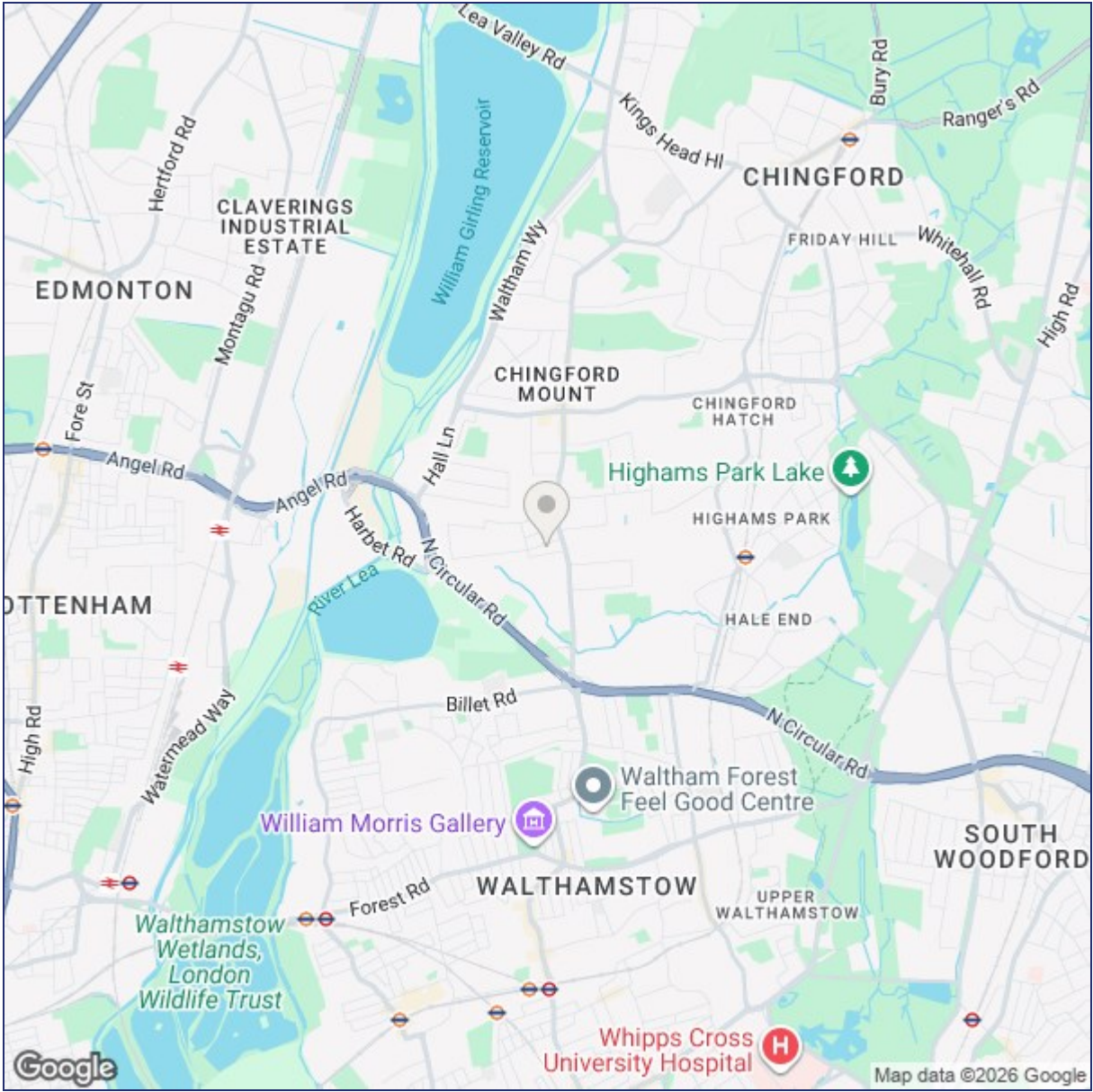
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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