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## Boardman Avenue, E4 7QB



**Asking Price £475,000 Freehold**



Kings Group – Chingford are delighted to present this three-bedroom house with loft room, conservatory, and garden, located in the heart of North Chingford.

Upon entering the hallway, you will find a good-sized reception room that leads into a conservatory, which provides access to the rear garden. The kitchen offers a practical layout with base and eye-level units, work surfaces, space for appliances, and room for a breakfast bar.

On the first floor, there are three bedrooms of good proportions, along with a family bathroom fitted with a three-piece suite. In addition, the property benefits from a loft room providing extra accommodation or storage.

Externally, the rear garden offers outdoor space with side access. To the front, the property has a stepped garden.

The property benefits from gas and electric utilities, mains water, and double glazing, and is within Council Tax Band C.

Located in North Chingford, the home is within easy reach of local schools, green spaces such as Epping Forest and Ridgeway Park, and transport links including Chingford Station (0.9 miles) and Ponders End Station (1.1 miles). The A406 is also accessible within a short drive.

For further information or to arrange a viewing, please contact our Chingford office - 0208 524 7444

#### Coverage

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

#### Broadband (estimated speeds)

Standard 5 mbps  
Superfast 46 mbps  
Ultrafast -

#### Satellite & Cable TV Availability

BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 14' x 11'8**

**KITCHEN 18'8 x 8'7**

**CONSERVATORY 12'5 x 10'9**

#### LANDING

**BEDROOM 12'7 x 10'2**

**BEDROOM 10'7 x 10'1**

**BEDROOM 9'7 x 8'6**

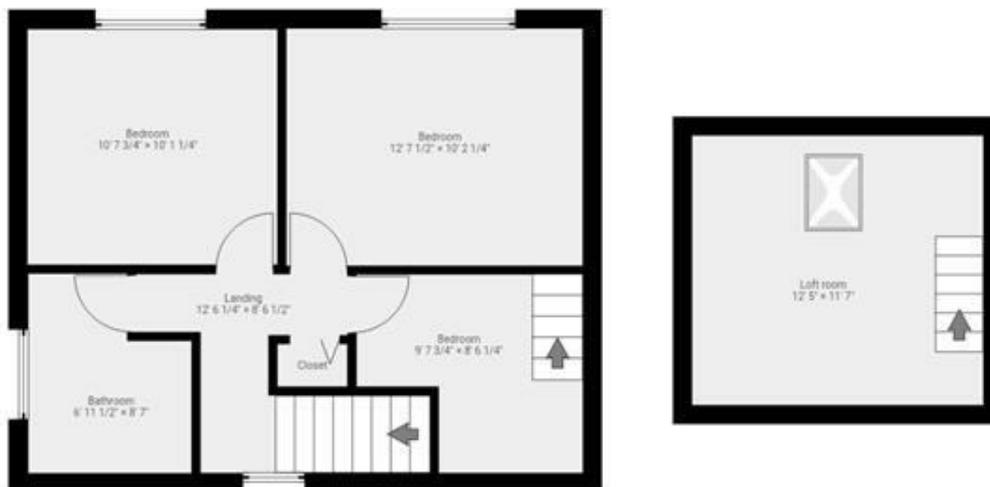
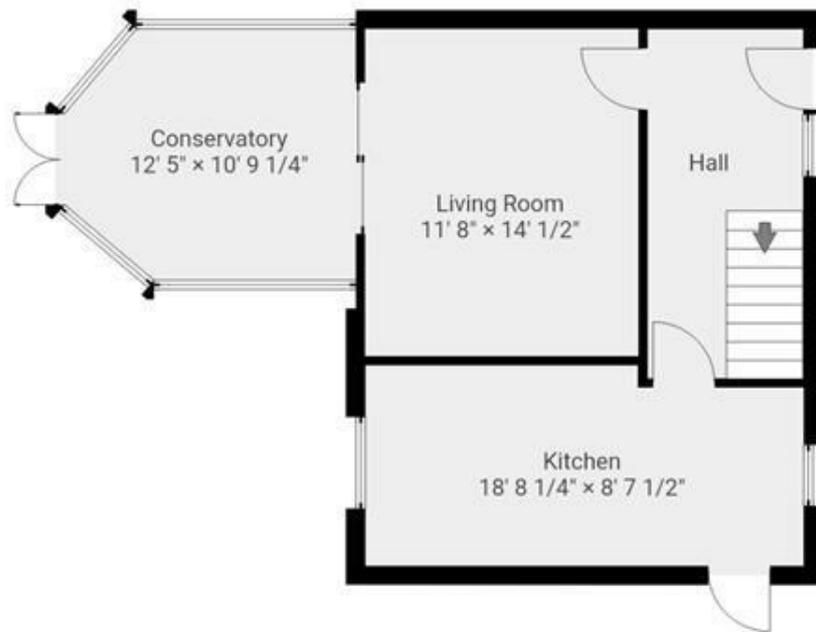
**BATHROOM 8'7 x 6'11**

**LOFT ROOM 12'5 x 11'7**

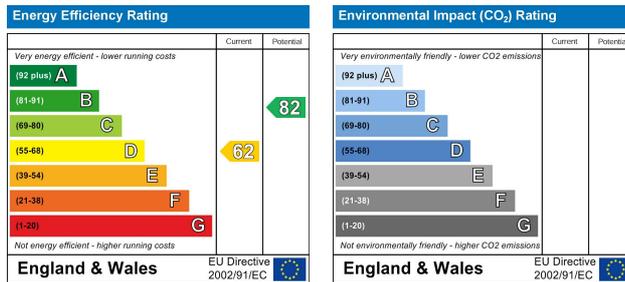
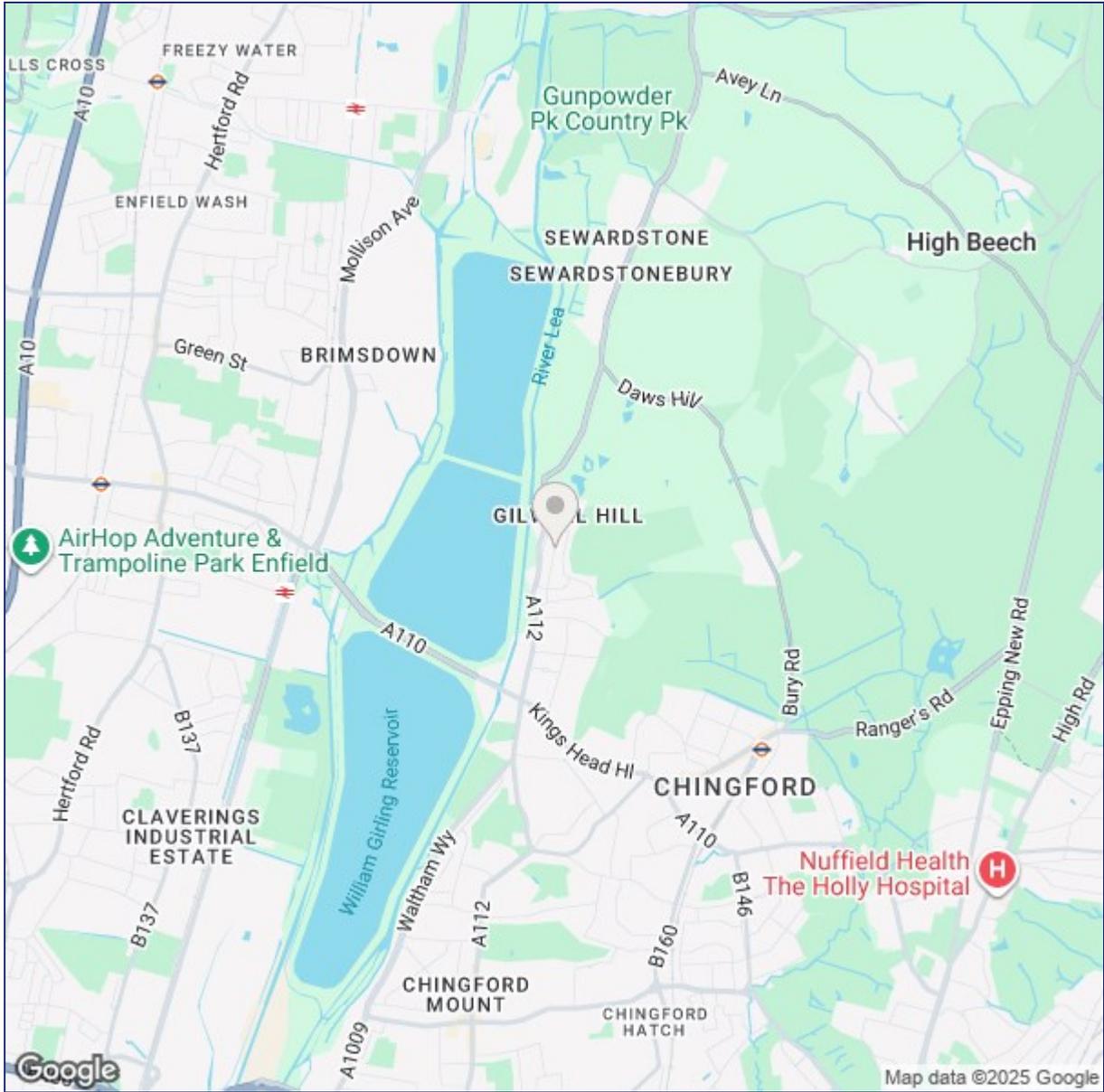
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT





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