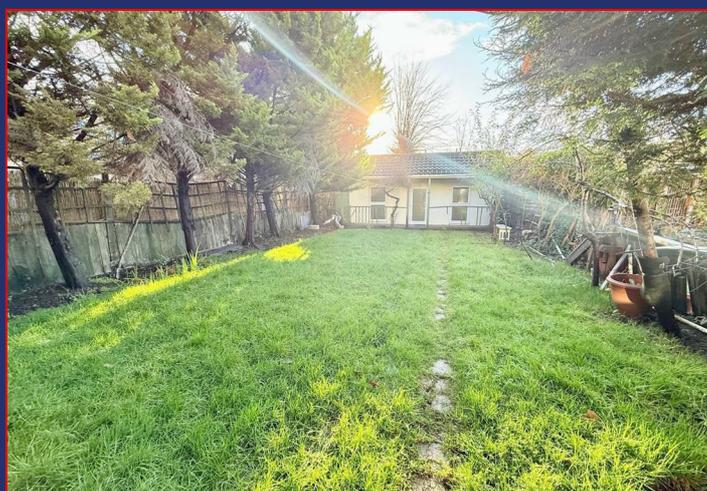


86 Old Church Road  
Chingford  
E4 8BX

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



## Sinclair Road, E4 8PJ



**Asking Price £625,000 Freehold**

\*\*\* CHAIN FREE \*\*\*

Kings Group of Chingford present this four-bedroom end-of-terrace property to the market.

The ground floor offers an entrance porch and hallway, a living room, separate dining room and a fitted kitchen with base and eye-level units, roll-top work surfaces and tiled splashbacks. Additional accommodation includes a study, a downstairs bathroom and an integral garage with internal access.

The first floor comprises three double bedrooms, a single bedroom and a family shower room. On the second floor is a loft room with skylight windows, providing further usable space.

Externally, the rear of the property features a laid-to-lawn garden and a detached outhouse measuring approximately 22'8 x 14'1, which benefits from plumbing for a kitchen. To the front of the property there is off-street parking.

The property is located in Chingford, an area offering a range of local amenities including shops, parks and leisure facilities. A selection of primary and secondary schools are within easy reach. Transport links include Chingford Overground station with direct services into London Liverpool Street, as well as several bus routes and convenient access to the A406 and surrounding road networks.

Call Kings Group today to arrange your viewing and avoid disappointment!!! 0208 524 7444

**Coverage**

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

**Broadband (estimated speeds)**

Standard 7 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

**Satellite & Cable TV Availability**

BT  
Sky  
Virgin

**PORCH**

**HALL**

**STUDY 6'2 x 5'7**

**DOWNSTAIRS W.C**

**LIVING ROOM 15'11 x 11'5**

**DINING ROOM 15'11 x 9'10**

**KITCHEN 9'10 x 9'3**

**LANDING**

**BEDROOM 15'11 x 11'5**

**BEDROOM 11'5 x 9'3**

**BEDROOM 11'1 x 10'5**

**BATHROOM 5'6 x 5'3**

**LOFT ROOM 22'8 x 14'1**

**GARAGE 27' x 9'3**

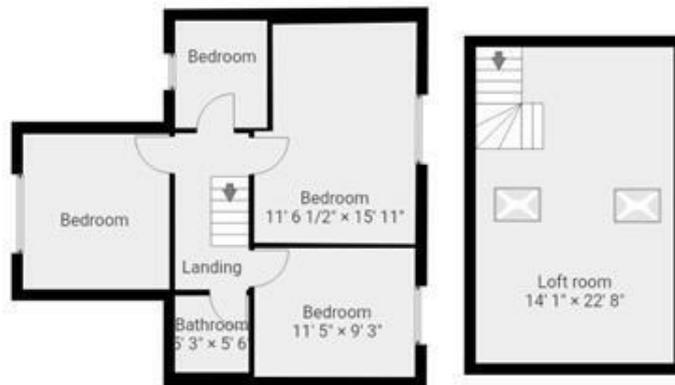
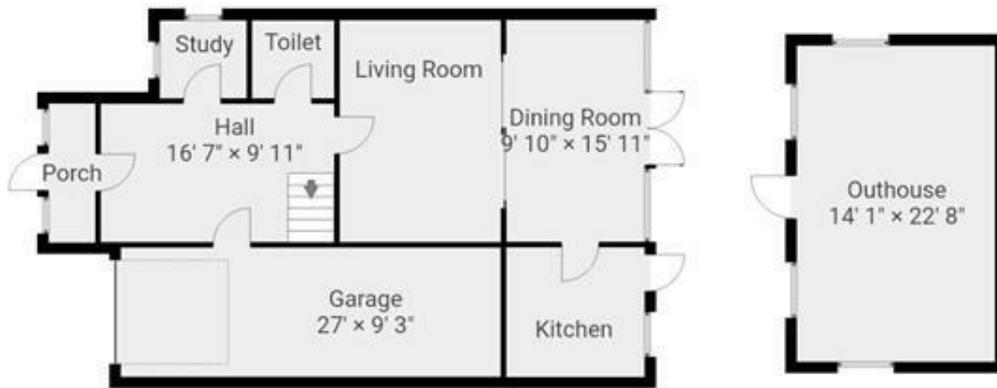
**OUTHOUSE 22'8 x 14'1**

**DISCLAIMER**

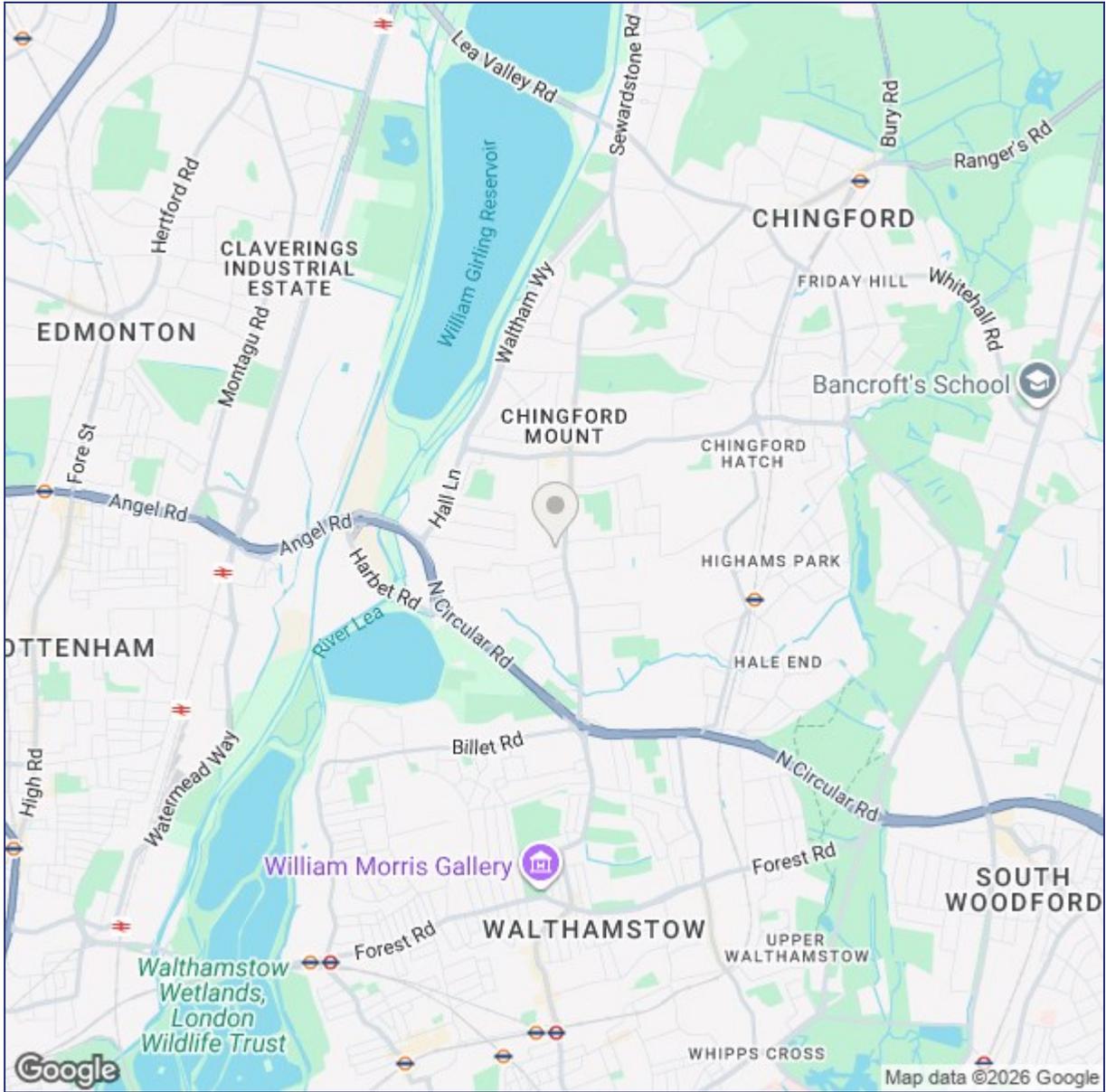
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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





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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-30) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-30) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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

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