

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)

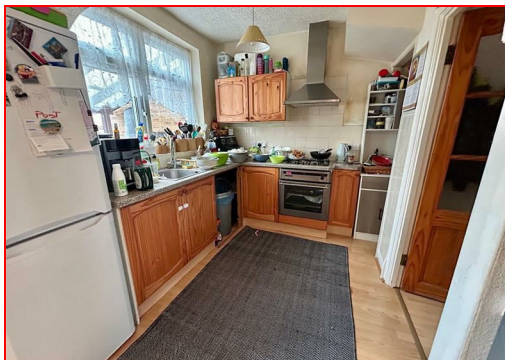


## Frankland Road, E4 8JT



**Asking Price £490,000 Freehold**





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

Kings Group – Chingford presents this three-bedroom terraced home to the market.

The ground floor features an entrance hallway leading to a living room with a bay window, allowing natural light to enter. The kitchen/diner is fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks. There is also an external downstairs W.C. for added convenience.

On the first floor, the property offers two double bedrooms, a single bedroom, and a family bathroom. The layout provides a practical and comfortable living space for a variety of needs.

The rear garden is partially paved and laid to lawn, offering space for outdoor use. At the front of the property, off-street parking is available.

Situated on a residential road in South Chingford, the home is within walking distance of Chingford Mount, where a range of shops, restaurants, and other amenities can be found. Public transport links and local schools are also easily accessible.

Call our office now to arrange a viewing – 0208 524 7444.

FREEHOLD  
Council Tax Band D  
EPC Rating D  
Floor Area 850 ft<sup>2</sup>/ 79 m<sup>2</sup>

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

#### HALL

**LIVING ROOM 12'4 x 11'2**

**KITCHEN DINER 16'11 x 10'11**

#### LANDING

**BEDROOM 11'11 x 10'7**

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

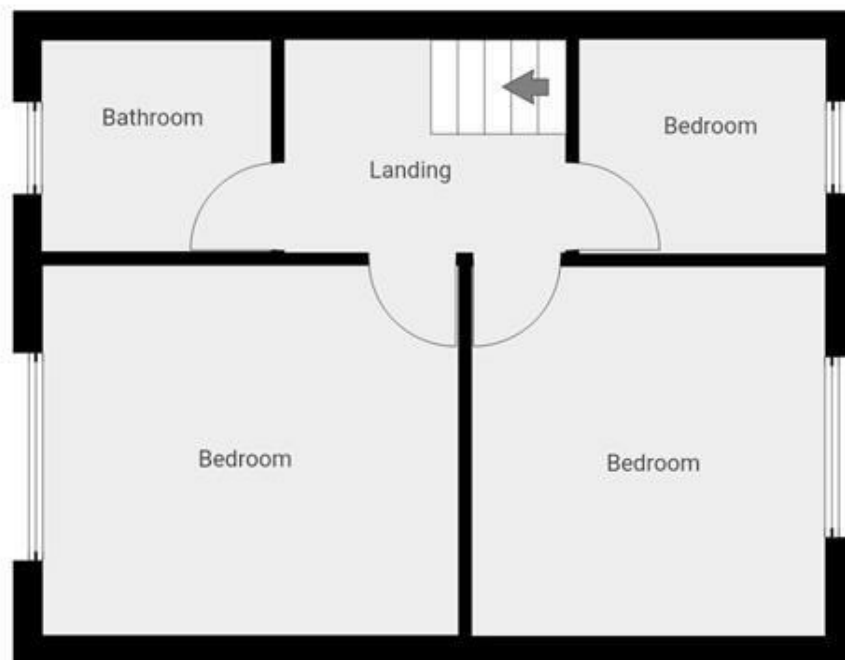
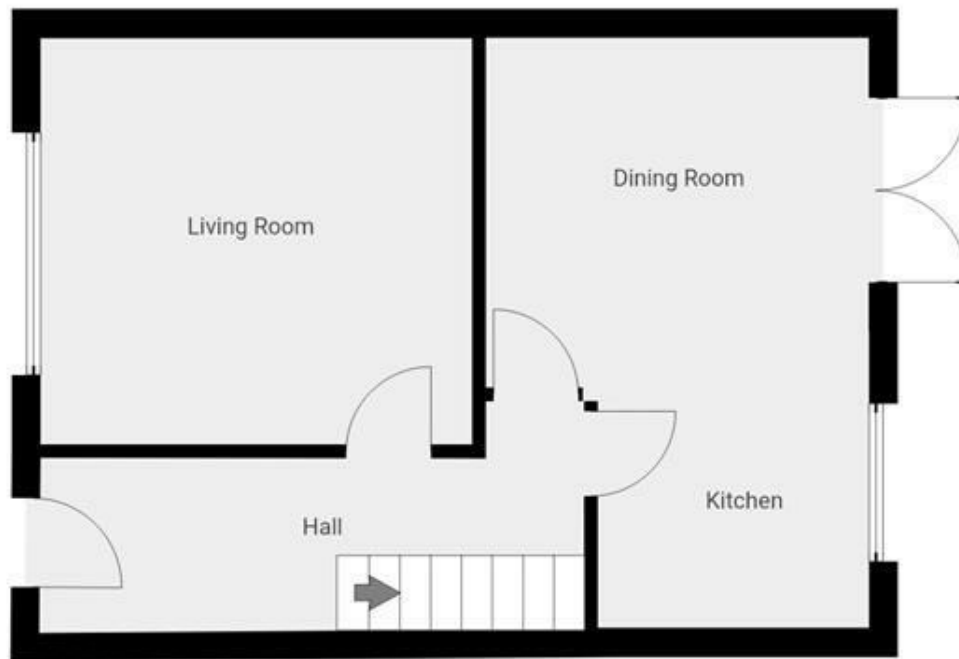
**BEDROOM 7'1 x 6'1**

#### BATHROOM

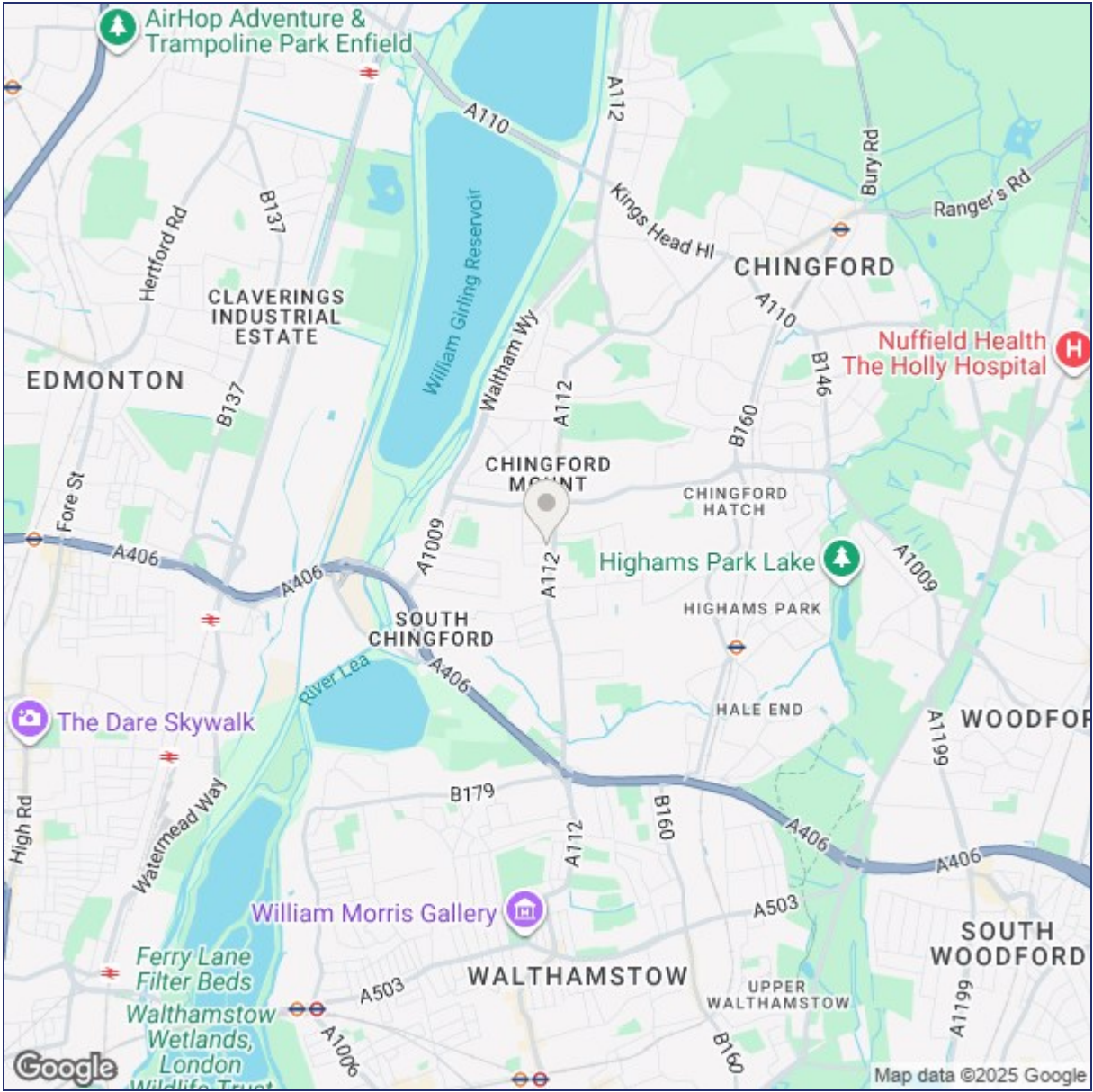
#### EXTERNAL TOILET

#### 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



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	65

("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.

