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## Crofton Grove, E4 6NY



**Asking Price £1,000,000 Freehold**





Kings Group of Chingford present this detached four-bedroom family home is situated in the highly sought-after area of Crofton Grove, London. Offering generous living space both inside and out, it is the perfect choice for families seeking comfort, practicality, and convenience.

The property features four well-proportioned bedrooms, a welcoming reception room ideal for family gatherings and entertaining, and a well-appointed bathroom to serve the household. A large garage provides ample storage space or the potential for a workshop, while the rare benefit of off-street parking for up to three vehicles adds further appeal.

One of the true highlights of this home is the expansive private garden, providing a tranquil outdoor space for children to play, gardening enthusiasts to enjoy, or simply a place to relax and unwind.

Crofton Grove is well-connected to local amenities, excellent schools, and convenient transport links, making this location both practical and desirable for families. Combining comfort, space, and lifestyle, this property presents an excellent opportunity to secure a wonderful family home in a vibrant London community.

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

Broadband (estimated speeds)  
Standard 13 mbps  
Superfast 80 mbps  
Ultrafast -

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### **HALL**

**LIVING ROOM 16'8 x 11'10**

**DINING ROOM 10'6 x 8'10**

**KITCHEN 15'10 x 10'4**

**CONSERVATORY 19'7 x 11'6**

**DOWNSTAIRS W.C**

**LANDING**

**BEDROOM 11'8 x 11'4**

**EN-SUITE**

**BEDROOM 11'5 x 10'4**

**BEDROOM 10'2 x 8'1**

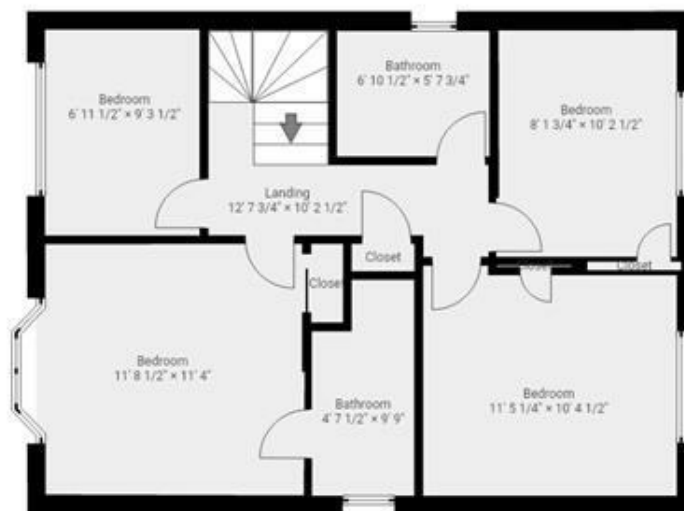
**BEDROOM 9'3 x 6'11**

**FAMILY BATHROOM**

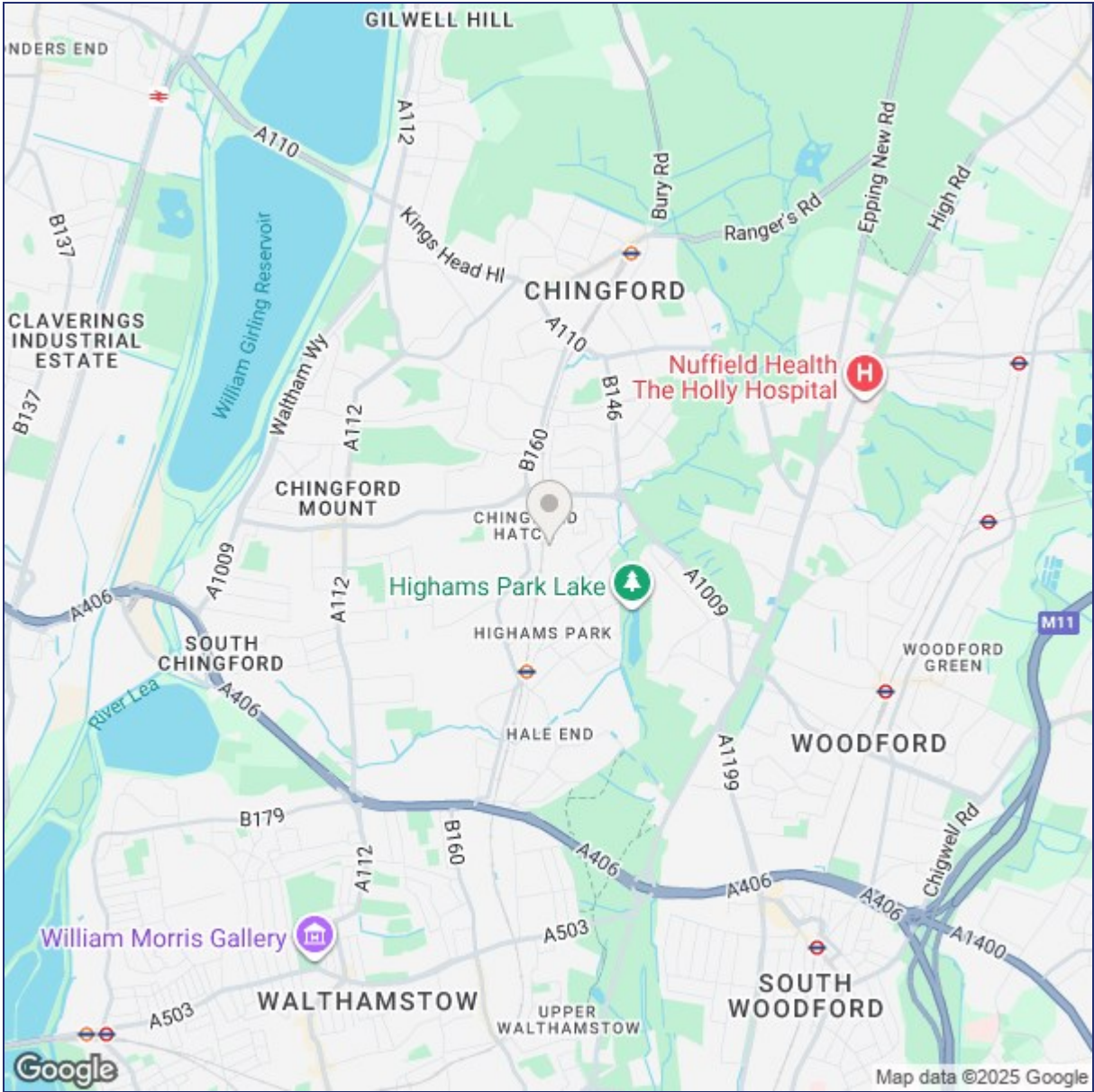
**GARAGE**

#### **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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

(“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.

