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## Normanshire Drive, E4 9HE



**Asking Price £780,000 Freehold**



Kings Group present this exceptional four-bedroom luxury home is arranged across three spacious floors and is flooded with natural light throughout.

The ground floor offers a superb double reception room, providing versatile space for both formal dining and relaxed entertaining. This seamlessly leads into a beautifully appointed kitchen, complete with sleek, contemporary fixtures and fittings.

Upstairs, the property boasts four generously sized bedrooms, all benefiting from excellent built-in storage. These are served by a stylish family bathroom and an additional modern shower room, perfectly suited to the demands of a busy household.

A real highlight of the home is the outdoor kitchen and seating area, creating a fantastic space for summer entertaining and al fresco dining within the private garden.



Further benefits include a storage garage and a private driveway, offering both convenience and practicality.

Ideally positioned, the property is within close proximity to Highams Park Station, providing direct Weaver Line connections into the City. The surrounding area offers a vibrant mix of independent cafés, shops, and restaurants, all within easy reach.

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

Broadband (estimated speeds)  
Standard 15 mbps  
Superfast 80 mbps  
Ultrafast 5000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin



#### **PORCH**

#### **HALL**

**LIVING ROOM 24'5 x 12'5**

**KITCHEN DINER 17'2 x 11'1**

**DOWNSTAIRS W.C**

**LANDING**

**BEDROOM 13'2 x 11'0**

**BEDROOM 12'2 x 10'1**

**BEDROOM (HOME OFFICE) 9' x 8'6**

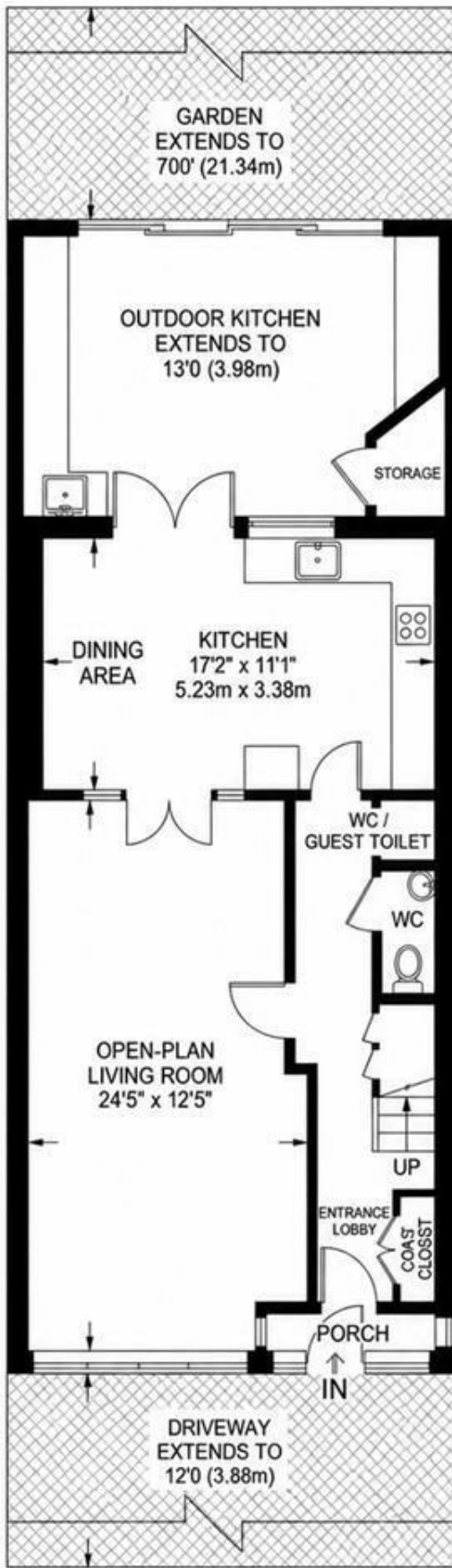
**2ND FLOOR LANDING**

**BEDROOM 17' x 14'10**

**EN-SUITE**

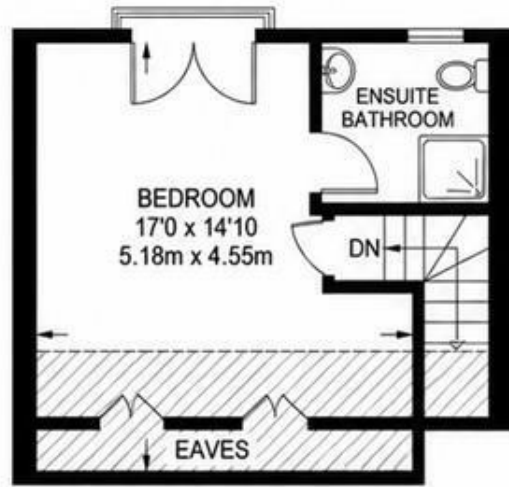
**DISCLAIMER**



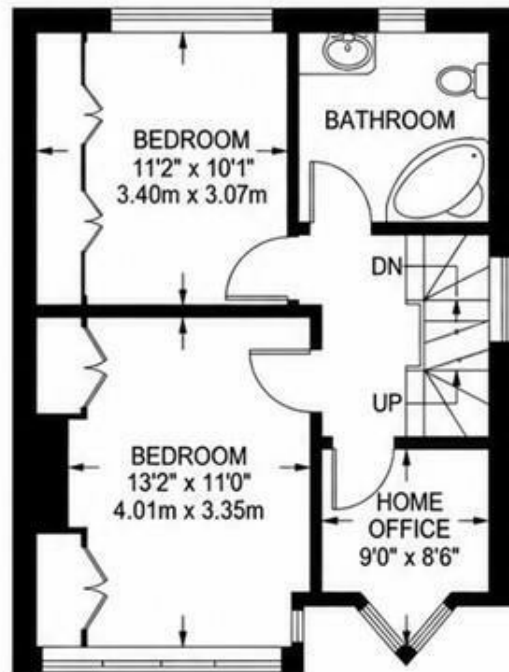


**GROUND FLOOR**  
750 SQ FT / 69.7 SQ M

= REDUCED HEADROOM BELOW 1.5M / 5'9"



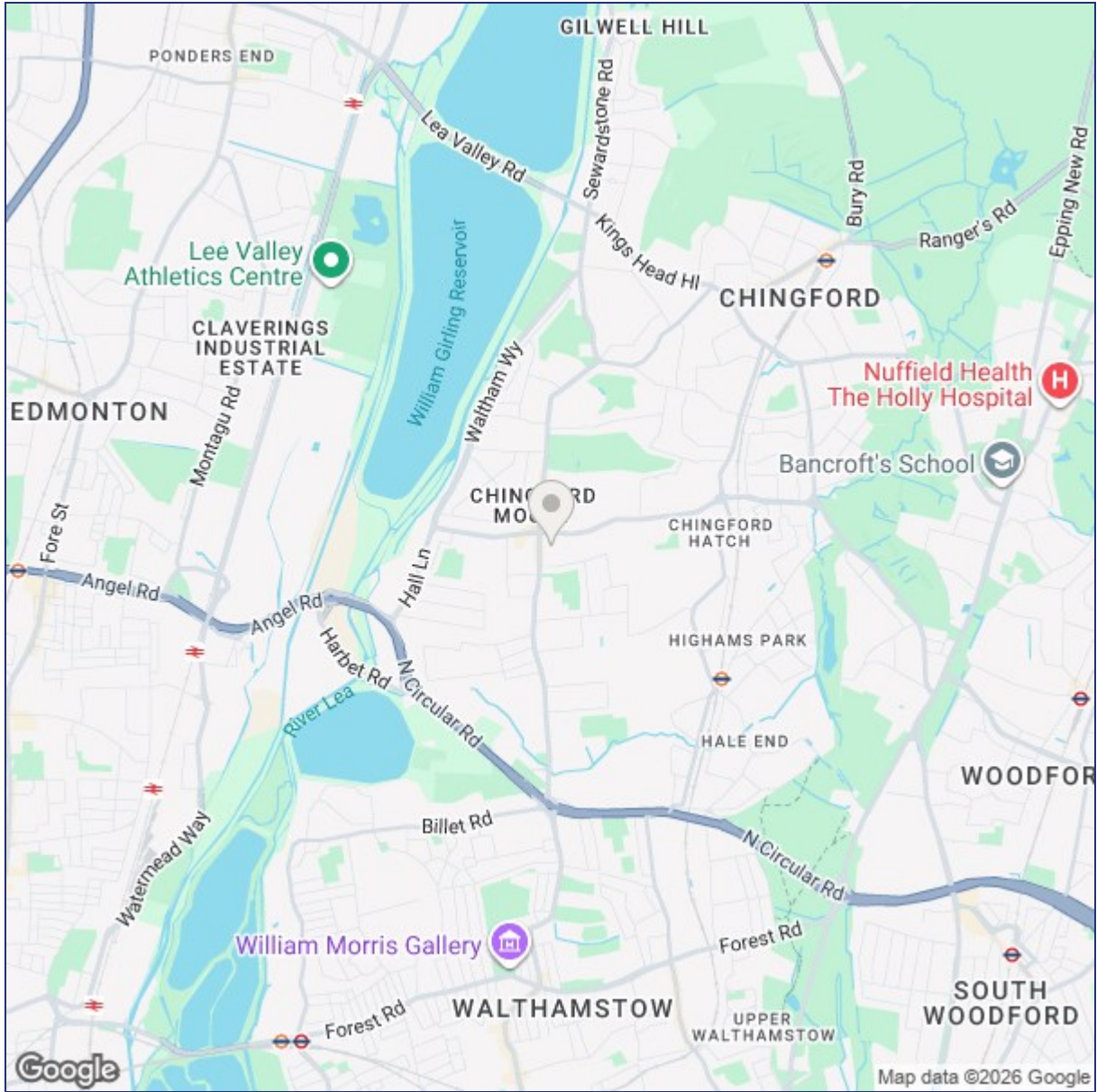
**SECOND FLOOR**  
373 SQ FT / 34.7 SQ M



**FIRST FLOOR**  
530 SQ FT / 49.2 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1653 SQ FT / 153.6 SQ M  
(INCLUDING EAVES / EXCLUDING STORAGE)

This plan has been drawn for illustrative and identification purposes only.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
		85	
	69		
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.

