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## New Road, E4 8ET



**Asking Price £575,000 Freehold**

\*\*\* CHIAN FREE \*\*\*

This four-bedroom semi-detached house offers an excellent opportunity for buyers seeking a property with scope for improvement in a well-connected setting. Arranged over two floors, the home provides a traditional and practical layout suited to a range of needs.

The ground floor comprises two separate reception rooms, allowing for distinct living and dining areas, together with a fitted kitchen and the benefit of gas central heating. The layout lends itself to reconfiguration or modernisation, subject to the necessary consents, enabling a purchaser to adapt the space to their own requirements.

Upstairs, four bedrooms provide comfortable accommodation for family living, guest space or home working, complemented by a family bathroom.

Externally, the property includes a private garage to the side and off-street parking for several vehicles. The rear garden offers additional outdoor space with potential for landscaping or extension, subject to planning permission.

The house is located within easy reach of Chingford Mount, where a range of local shops, cafés and everyday amenities are available. Transport links and local schools further contribute to the area's practicality for a variety of buyers.

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

Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 16'3 x 12'6**

**DINING ROOM 17'11 x 10'3**

**KITCHEN 15'06 x 8'0**

#### LANDING

**BEDROOM 16' x 12'3**

**BEDROOM 13'9 x 9'10**

**BEDROOM 10'7 x 8'0**

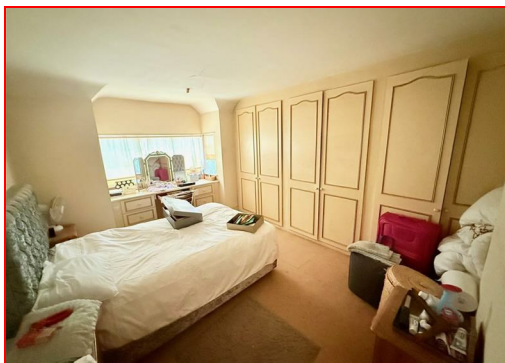
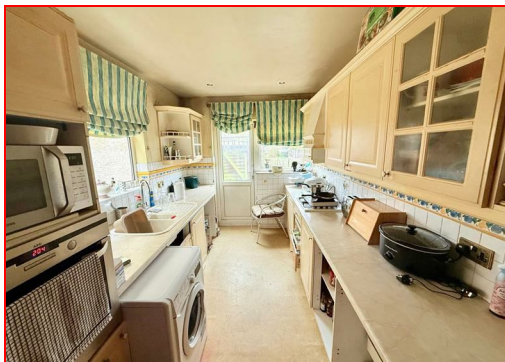
**BEDROOM 8'2 x 6'4**

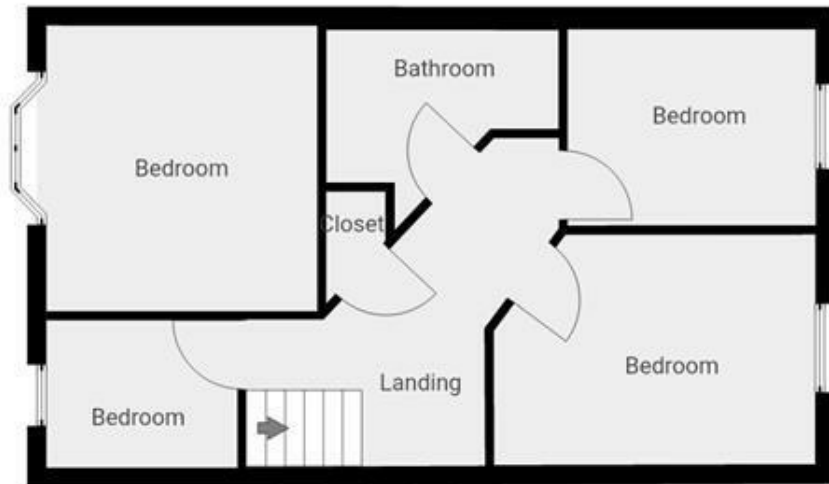
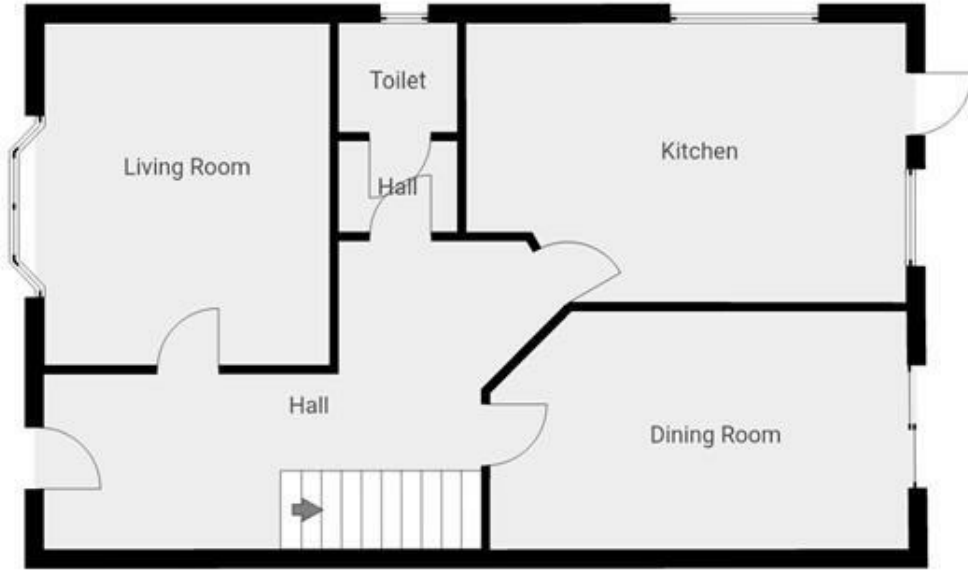
#### BATHROOM

#### GARAGE

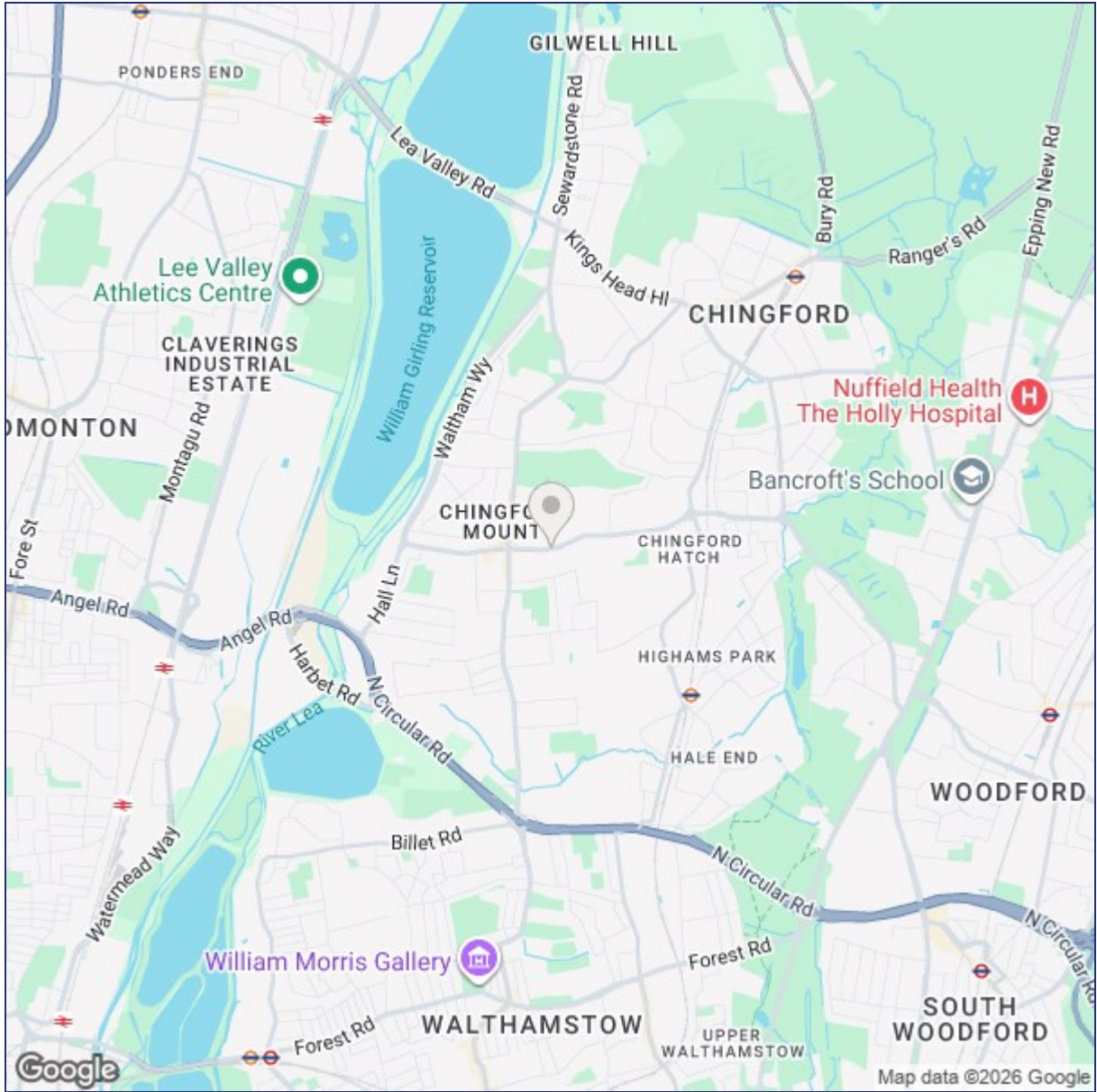
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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").

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.

