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Valley Side, E4 7SR



Offers In Excess Of £550,000 Freehold



(GUIDE PRICE £550,000 - £575,000)

*** PANORAMIC VIEWS ***

Kings Group of South Chingford are pleased to present this three-bedroom semi-detached property.

The ground floor features an entrance hallway, an open-plan living and dining area, a separate study, a fitted kitchen with base and eye-level units, roll top work surfaces and tiled splashbacks, and a downstairs WC. Upstairs comprises two double bedrooms, including a main bedroom with fitted wardrobes, a further single bedroom, and a family bathroom with a three-piece suite.

Externally, the rear garden includes an elevated patio of approximately 36 square metres, a lawned area, and rear access, along with a detached concrete outbuilding of around 20 square metres suitable for storage, a workshop, gym, or home office. To the front, the property offers off-street parking for up to three vehicles.

The home benefits from gas central heating, double glazing, and open views across the Lea Valley waterways. Approved planning permission exists for an extension of approximately 32 square metres, including a new porch, a generously sized ground floor bathroom, and a substantial upstairs bathroom, with the permission currently in the process of renewal and reapproval. The property is well located in South Chingford, close to local amenities, schools, Chingford Station, and surrounding green spaces.

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

Broadband (estimated speeds)
Standard 17 mbps
Superfast 58 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 16'12 x 13'6

DINING ROOM 13'1 x 9'1

OFFICE/STUDY 12'4 x 12'

KITCHEN 12'4 x 11'3

DOWNSTAIRS W.C

LANDING

BEDROOM 14'3 x 10'4

BEDROOM 11'7 x 9'4

BEDROOM 8'7 x 7'4

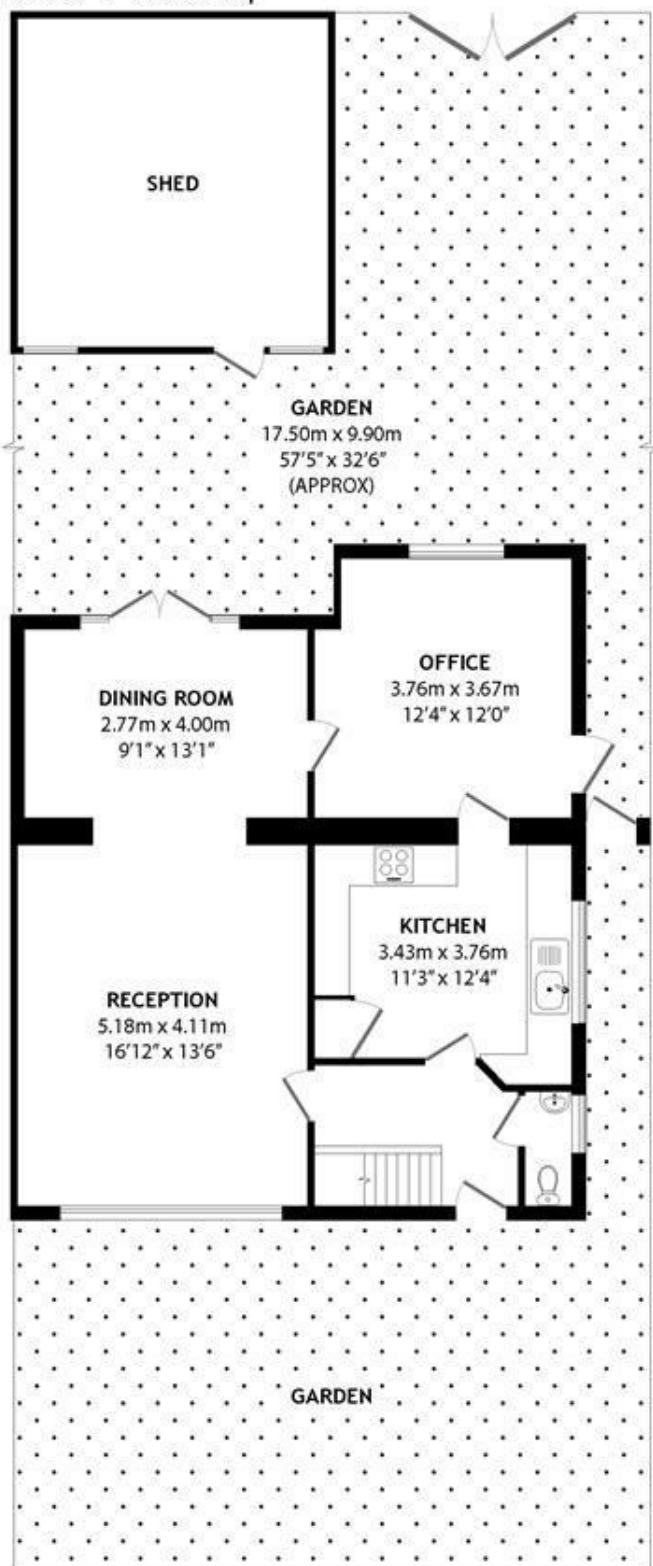
BATHROOM

DISCLAIMER

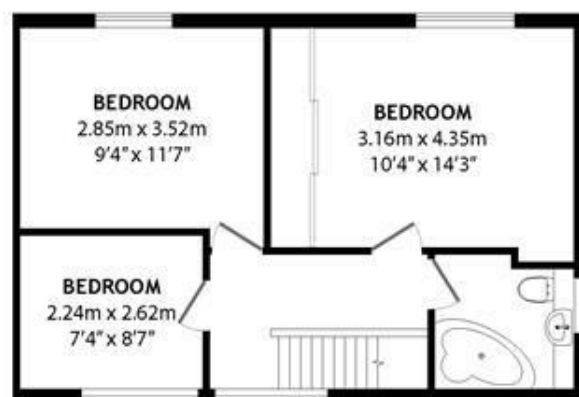
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

VALLEY SIDE E4

Approximate Gross Internal Area
110.26 m² / 1186.83 sq^{ft}

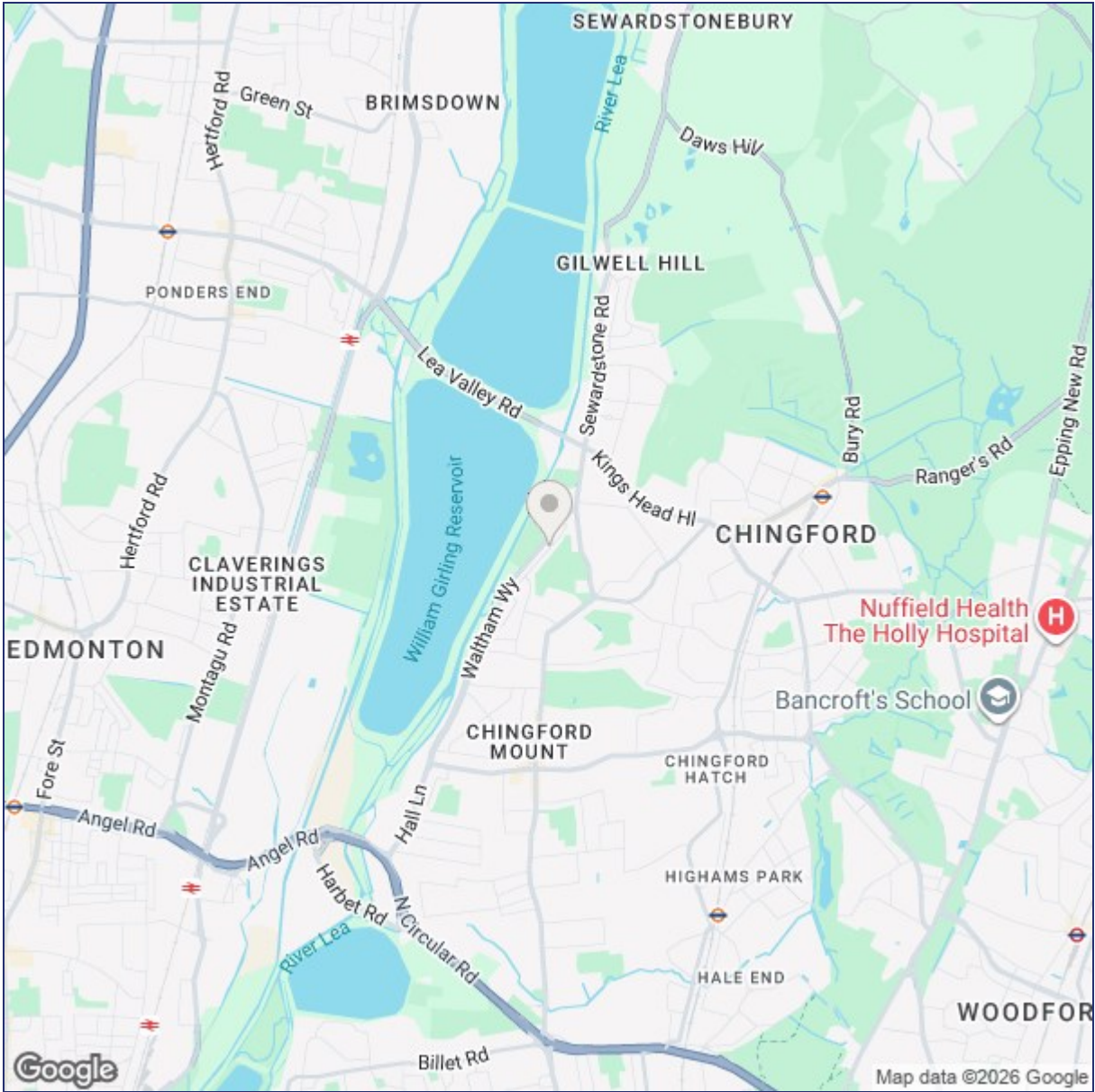


GROUND FLOOR



FIRST FLOOR

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.

