

86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net



Manor Farm Drive, E4 6HJ



Offers In Excess Of £450,000 Freehold



Nestled in the charming area of Manor Farm Drive, London, this delightful post-war house end of terrace house offers a perfect blend of modern living and classic comfort. With two well-proportioned bedrooms.

As you enter, you are welcomed by a spacious reception room adorned with beautiful wood stripped flooring, creating a warm and inviting atmosphere. There is a fitted kitchen to the rear. On the first floor you have 2 bedrooms and the contemporary bathroom has been thoughtfully designed.

One of the standout features of this home is the main bedroom, which boasts a unique mezzanine area. This versatile space can be transformed into a study, perfect for those who work from home, or a cosy cot room for young children, making it a practical choice for various lifestyles.

The property also benefits from a landscaped garden, offering a serene outdoor space for entertaining. With side access to the garden. Additionally, the house is equipped with gas central heating and double-glazed windows, ensuring comfort and energy efficiency throughout the year.

This charming house on Manor Farm Drive is not just a home; it is a lifestyle choice, combining modern amenities with a peaceful setting. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of London living. Call now to view 02085247444

Mobile (based on calls indoors)

O2 Good

EE Average

Three Average

Vodafone Good

Broadband (estimated speeds)

Standard 9 mbps

Superfast 69 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

ENTRANCE HALL

LOUNGE 13'10" x 10'3"

KITCHEN 6'8" x 14'9"

LANDING

BEDROOM 9'10" x 11'6"

BEDROOM 10'9" x 9'0"

BATHROOM 5'7" x 5'2"

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 BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

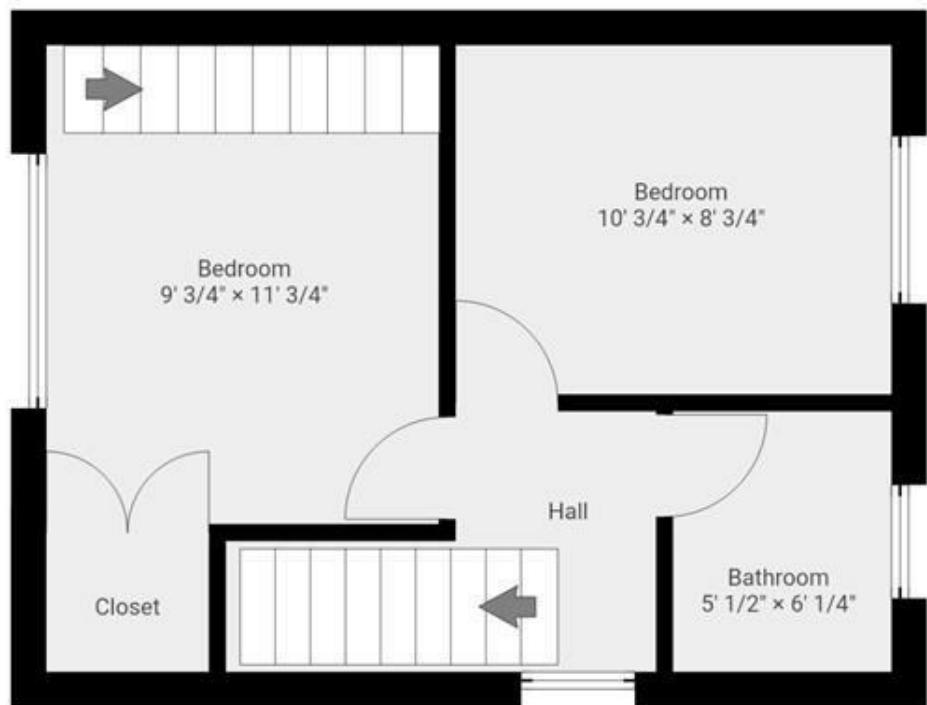
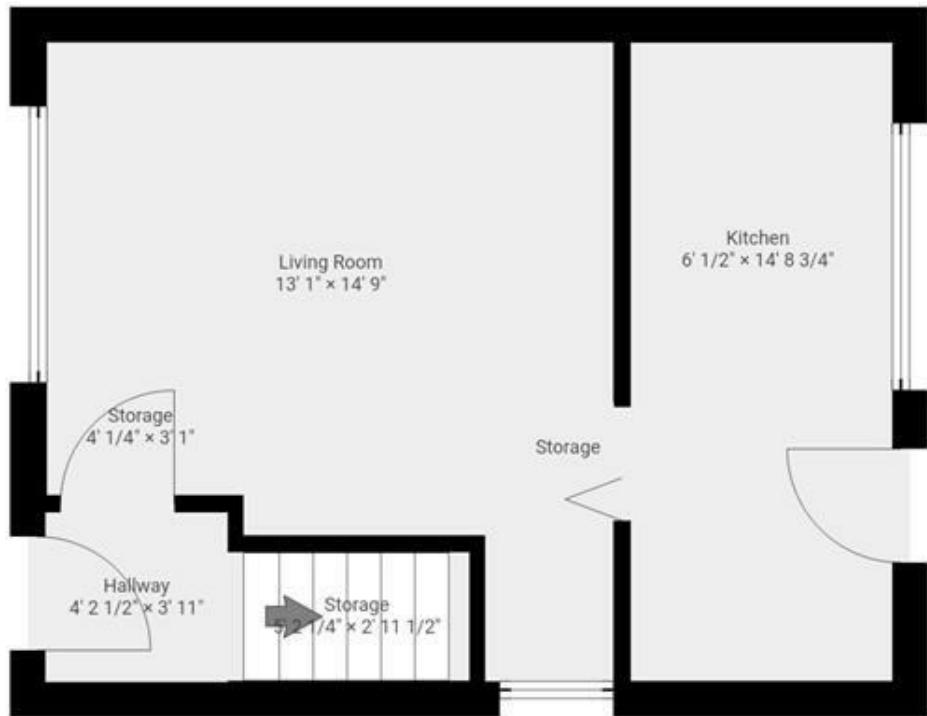


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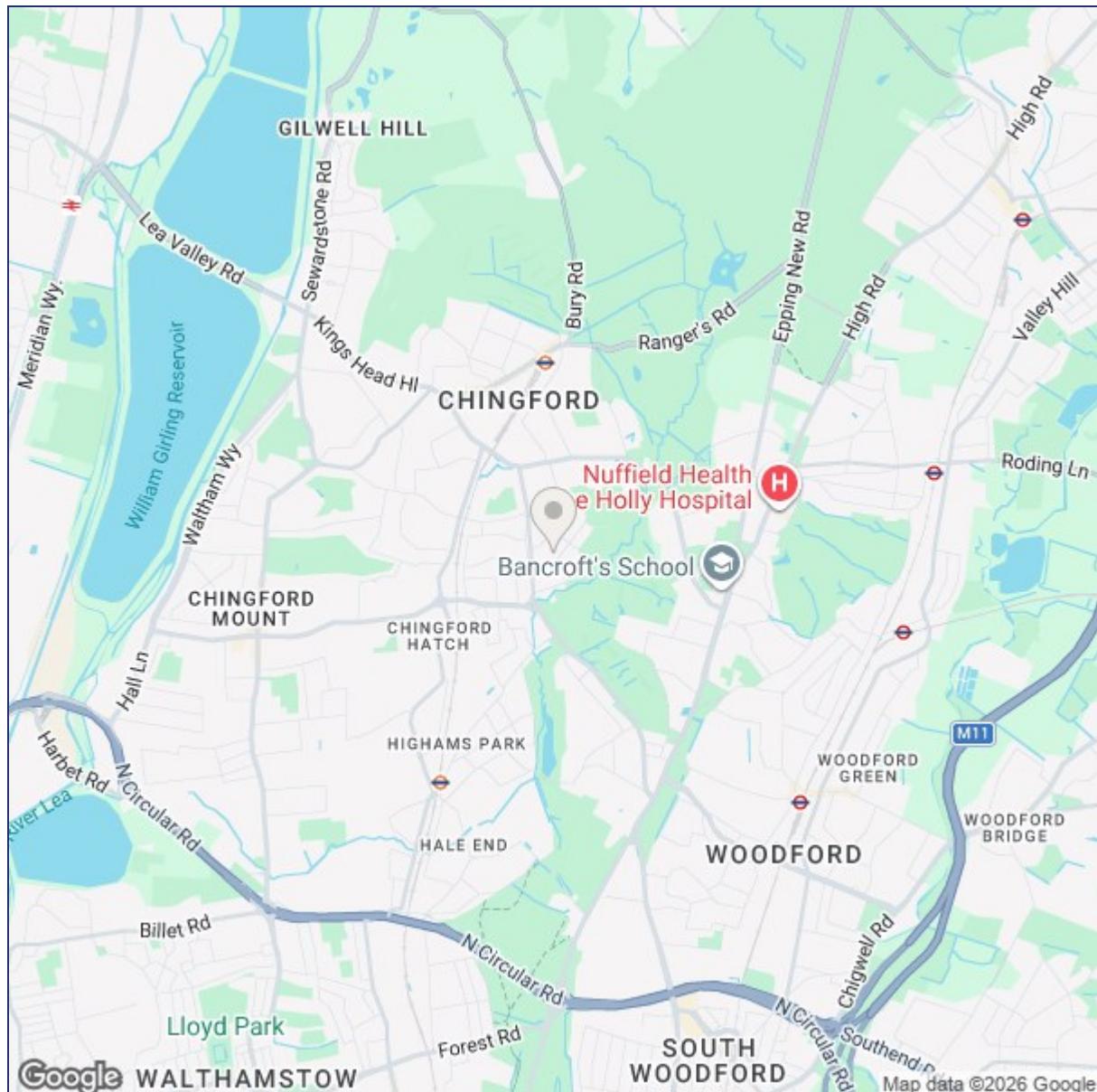
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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.

