

86 Old Church Road  
Chingford  
E4 8BX

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



## Hollywood Road, E4 8JE



**Asking Price £760,000 Freehold**



Kings Group present this 4 bedroom semi-detached property on Hollywood Road, Chingford.

Upon entering the property, you are greeted with a spacious living room, separate reception room, kitchen, with quartz worktops and splashbacks, and a downstairs toilet. On the first floor you will find 3 double bedrooms and family bathroom. To the second floor there is another double bedroom with ensuite.

At the front of the property there is off street parking for 2/3 cars. At the rear of the property there is a large partially tiled partially laid to lawn rear garden, laid to lawn side garden and an annexe with living space, well appointed kitchen and bathroom.

Call now to arrange a viewing on 0208 524 7444!

Freehold  
EPC D  
Council Tax Band F

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

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALLWAY**

**LIVING ROOM 20'00" x 16'04"**

**RECEPTION ROOM 14'11" x 10'02"**

**KITCHEN 19'10" x 19'08"**

**DOWNSTAIRS W.C 8'06" x 5'05"**

**BEDROOM 14'11" x 13'07"**

**BEDROOM 14'11" x 11'00"**

**BEDROOM 14'03" x 14'01"**

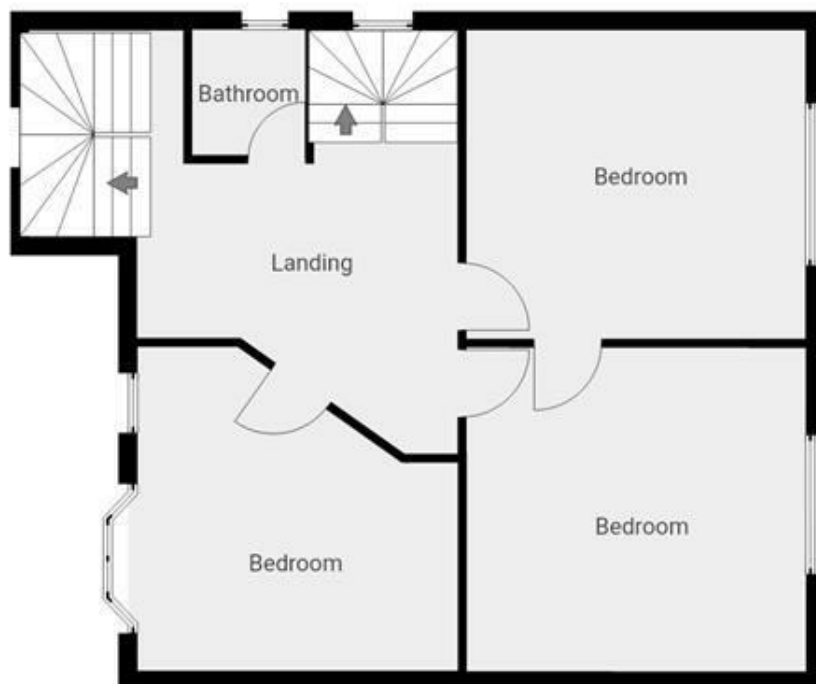
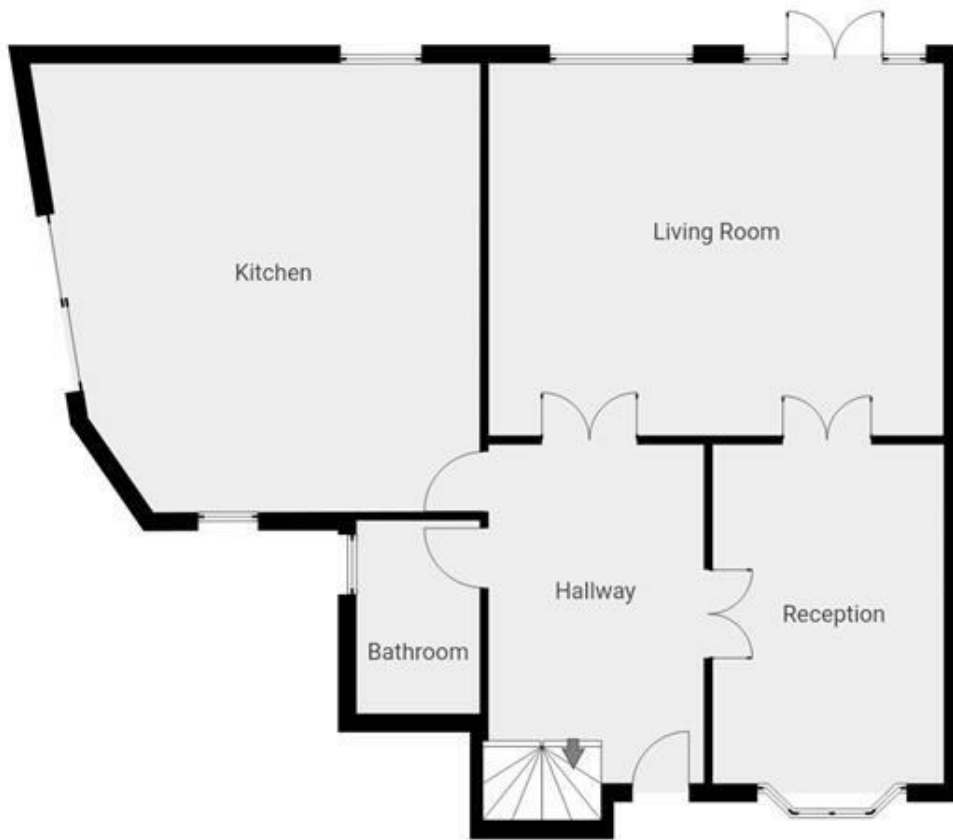
**BATHROOM 8'05" x 7'04"**

**BEDROOM 22'04" x 13'08"**

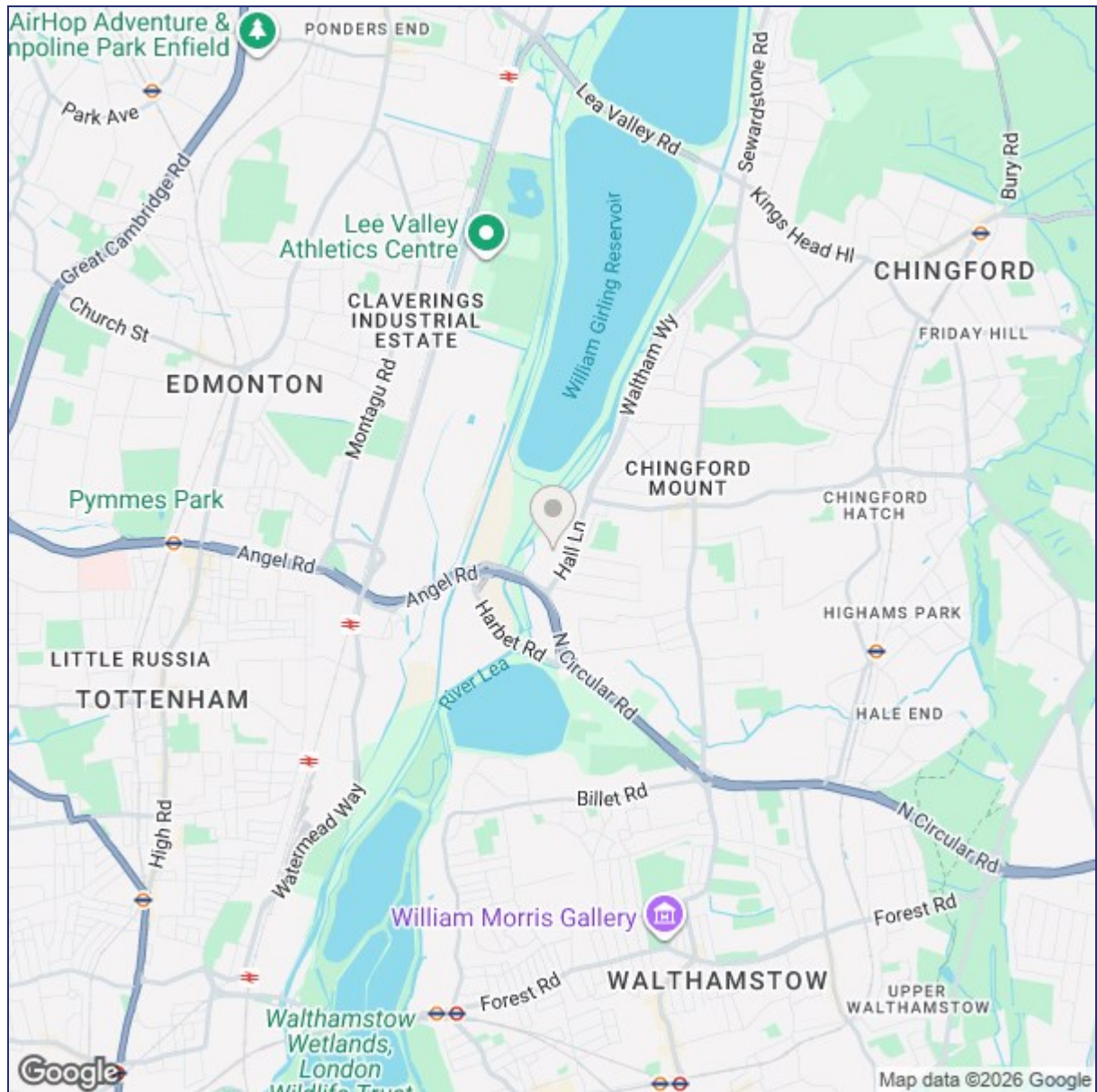
**ENSUITE 9'01" x 7'07"**

**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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		80	
		64	
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.

