



178 New Road, Chingford

**Offers In Excess Of
£575,000 Freehold**



178 New Road, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- FREEHOLD - TERRACE
- 3 BEDROOMS
- LARGE GARAGE
- DOWNSTAIRS W.C
- OFF STREET PARKING
- DOUBLE GLAZED & GAS CENTRAL HEATING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND D
- EPC RATING TBC

SHOW HOME CONDITION – STYLISH THREE-BEDROOM FAMILY HOME

Kings are proud to present this beautifully updated 3-bedroom family home, finished to an exceptional standard throughout and offering stylish, contemporary living in the sought-after Chingford/Highams Park borders.

The spacious lounge features rich darkwood flooring and flows into a stunning open-plan kitchen/dining room, complete with light grey shaker-style units, white quartz worktops, a butler sink, integrated appliances, and a breakfast bar. French doors open directly onto a well-maintained garden, perfect for entertaining. A sleek ground floor WC completes this level.

Upstairs, there are four generous bedrooms and a modern four-piece family bathroom with a vanity sink unit and walk-in shower. The rear garden includes a smart patio area, mature planting, and a larger than average brick-built garage for storage or parking. Off-street parking is also available at the front.

Located within 1 mile of Chingford and Highams Park Stations, this home offers excellent transport links into London, plus easy access to the A406, M11, and M25. Families will appreciate the range of nearby shops, cafes, and highly rated schools, making this an ideal forever home.

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

Broadband (estimated speeds)
Standard 12 mbps
Superfast 59 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH

HALL

LIVING ROOM 14'10 x 11'3 (4.52m x 3.43m)

DINING ROOM 12'5 x 10'4 (3.78m x 3.15m)

KITCHEN 8'10 x 6'10 (2.69m x 2.08m)

DOWNSTAIRS W.C

LANDING

BEDROOM 15'4 x 11'4 (4.67m x 3.45m)

BEDROOM 12'6 x 10'2 (3.81m x 3.10m)

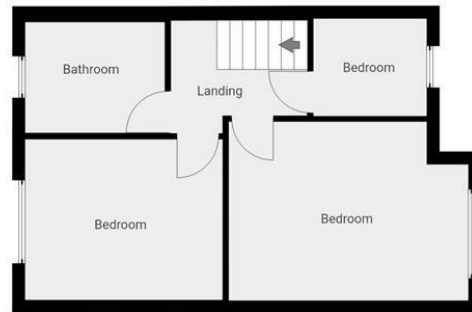
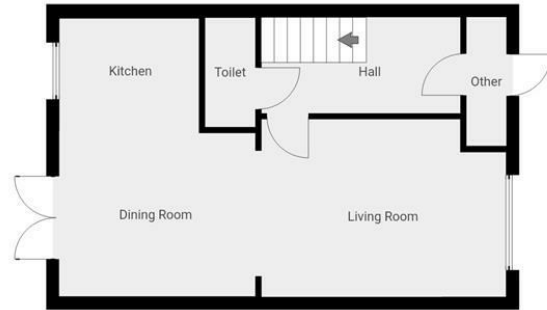
BEDROOM 7' x 6' (2.13m x 1.83m)

BATHROOM 8'10 x 7' (2.69m x 2.13m)

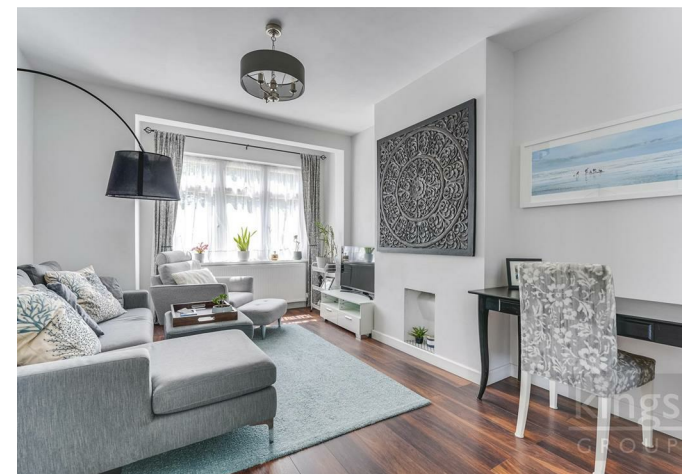
GARAGE 36'1" x 18'0" (11 x 5.5)

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.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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



86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net



Zoopla.co.uk



rightmove.co.uk
The UK's number one property website

