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Chingford  
E4 8BX

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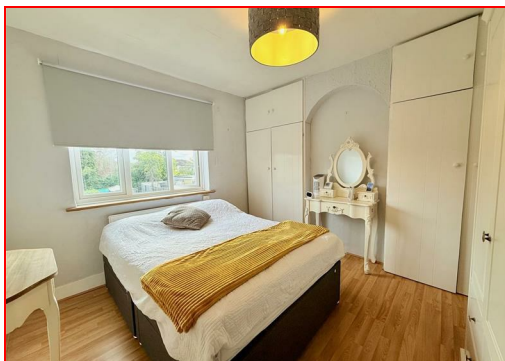


## Burnham Road, E4 8PD



**Asking Price £575,000 Freehold**





### 3 BEDROOM FAMILY HOME

OFF-STREET PARKING | POTENTIAL TO EXTEND STPP

Kings of Chingford are delighted to present this well-maintained three-bedroom terraced family home, offering a perfect blend of space, style, and convenience.

Arranged over two floors, the ground floor features an open-plan reception area, combining a lounge and dining space, ideal for family living and entertaining. The adjoining kitchen is thoughtfully designed with white base and eye-level units, grey worktops, and integrated oven and hob. Completing the ground floor is a generously sized cloakroom.

Upstairs, you will find three well-proportioned bedrooms, including two spacious doubles with ample storage, and a comfortable single room. The fully tiled family bathroom is fitted with a modern white three-piece suite.

Externally, the property benefits from a block-paved driveway with parking for at least two vehicles. The rear garden is extensive, partially paved and partially laid to lawn, and includes a garage with rear access.

Situated on the highly sought-after Brunham Road, the home enjoys excellent transport links, with easy access to Highams Park, Walthamstow, and Chingford train stations, as well as the A406. It also falls within the catchment area for reputable local schools and is conveniently close to shops and other amenities.

This property is an ideal choice for first-time buyers or those seeking their next step on the property ladder.

EPC: C | Tenure: Freehold

Call our office today to arrange your viewing and avoid disappointment.

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

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast 60 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**PORCH 8'00 x 1'09**

**RECEPTION ROOM 24'09 x 10'09 & 13'03 x 11'08**

**DOWNSTAIRS CLOAKROOM 6'04 x 5'11**

**KITCHEN 16'00 x 11'05**

**BEDROOM 11'03 x 10'11**

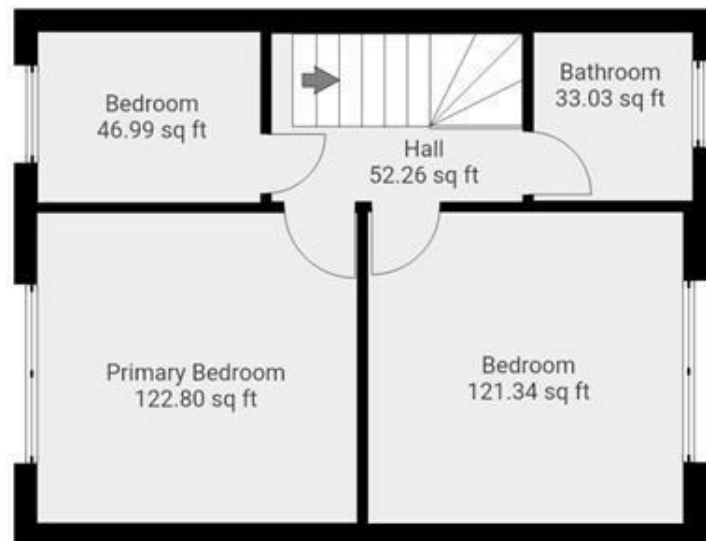
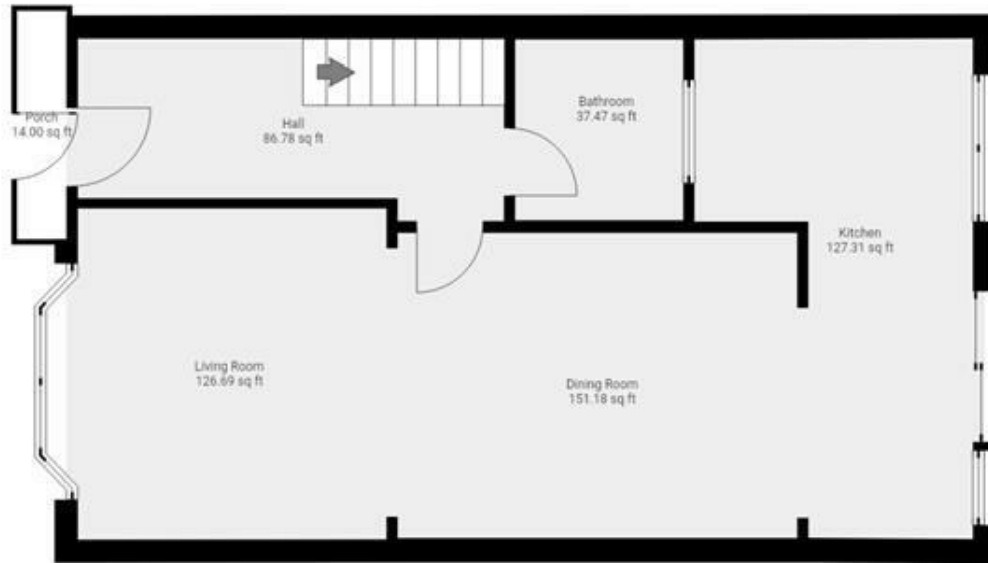
**BEDROOM 11'01 x 10'00**

**BEDROOM 7'10 x 6'00**

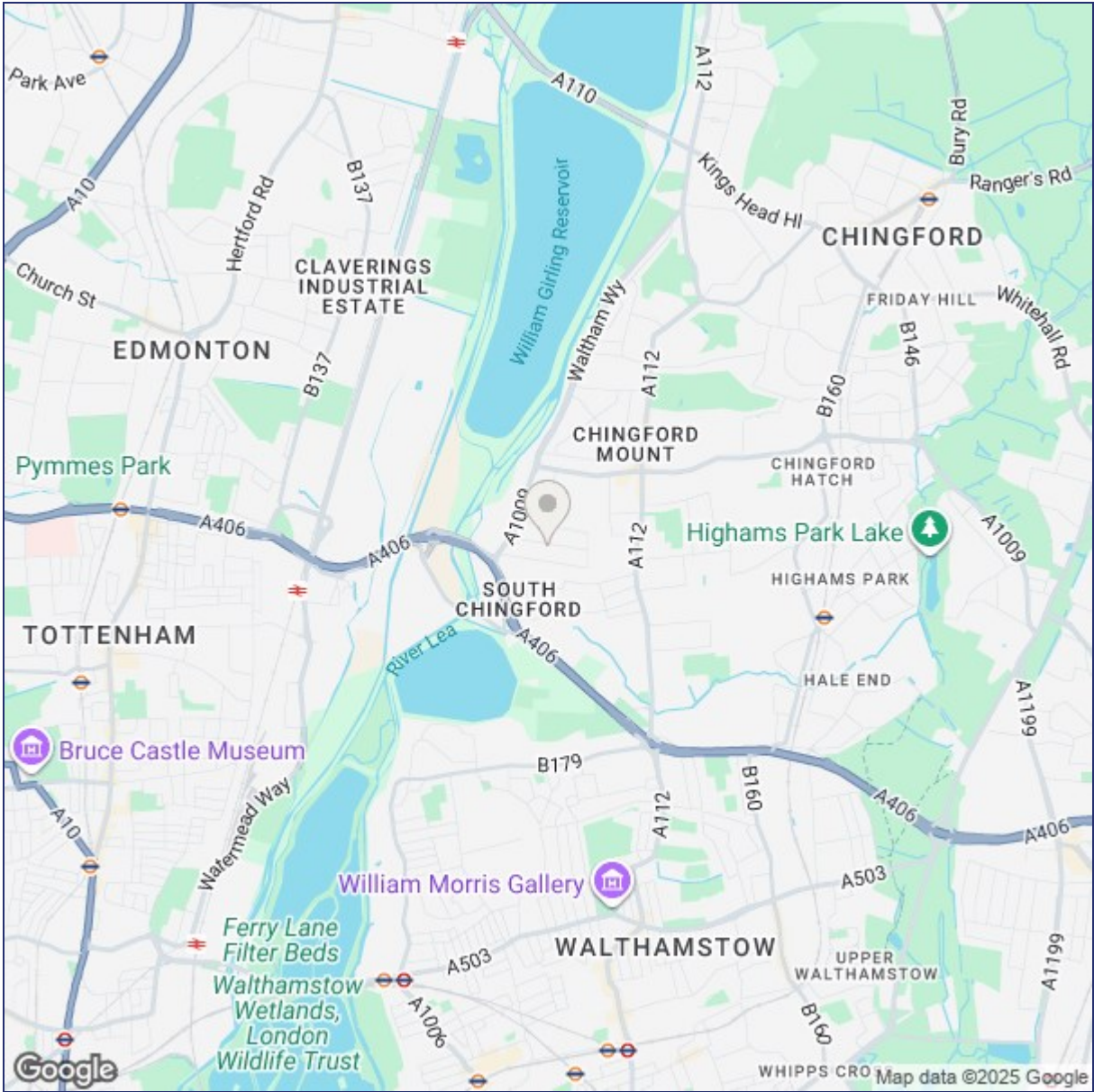
**FAMILY BATHROOM 5'11 x 5'07**

#### 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



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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		
		72			88
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.

