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## Coningsby Gardens, E4 9BD



**Asking Price £625,000 Freehold**



Kings are delighted to present this three-bedroom, double-bay fronted family home, situated in a highly sought-after turning in South Chingford. The property offers a balance of traditional character and practical living accommodation, positioned within a quiet residential setting close to a range of local amenities.

The ground floor comprises two well-proportioned reception rooms, providing flexible space suitable for both dining and everyday living. The kitchen is fitted with white shaker-style units, wood-effect work surfaces, and an integrated oven and hob, with direct access to the rear of the property.

To the first floor, there are three bedrooms, with both the principal bedroom and second bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a corner bath, a low-level WC, and a vanity sink unit.

Externally, the rear garden is arranged with a paved patio, lawn, and established planting borders. To the rear of the garden there is a brick-built garage, a storage shed, and an outhouse providing an additional WC and housing the boiler. To the front, the property benefits from a driveway providing off-street parking for two vehicles.

The location is well regarded for access to local schools, shops, and cafes along Chingford Mount, with convenient transport links into Central London. The property is also within reach of green open spaces including Epping Forest and Ridgeway Park, offering a mix of urban connectivity and access to surrounding natural areas.

Mobile (based on calls indoors)

O2 Good

EE Good

Three Good

Vodafone Good

Broadband (estimated speeds)

Standard 9 mbps

Superfast -

Ultrafast 5000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

#### **PORCH**

#### **HALLWAY**

**LIVING ROOM 13'2 x 11'10**

**DINNING ROOM 15'03 x 11'02**

**KITCHEN 11'05 x 6'06**

#### **LANDING**

**BEDROOM ONE 13'08 x 10'01**

**BEDROOM TWO 10'01 x 10'01**

**BEDROOM THREE 10'08 x 6'11**

**BATHROOM 7'02 x 7'08**

#### **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.

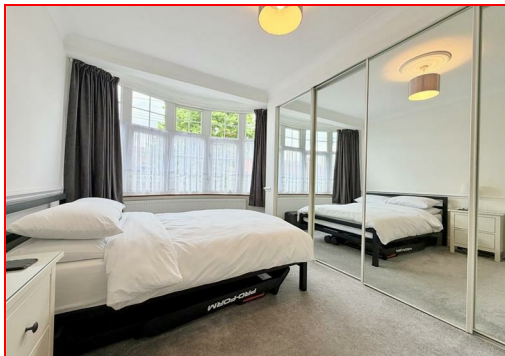
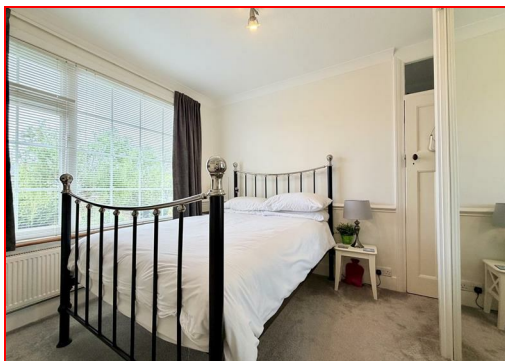
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

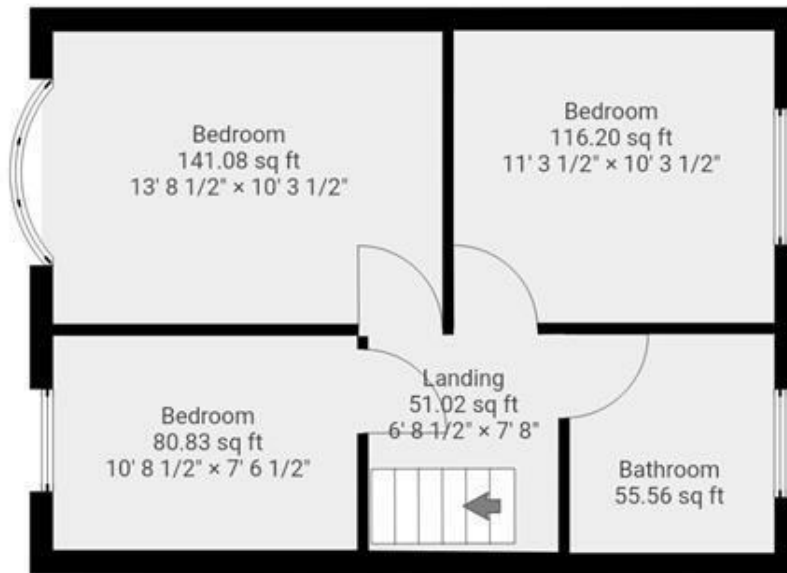
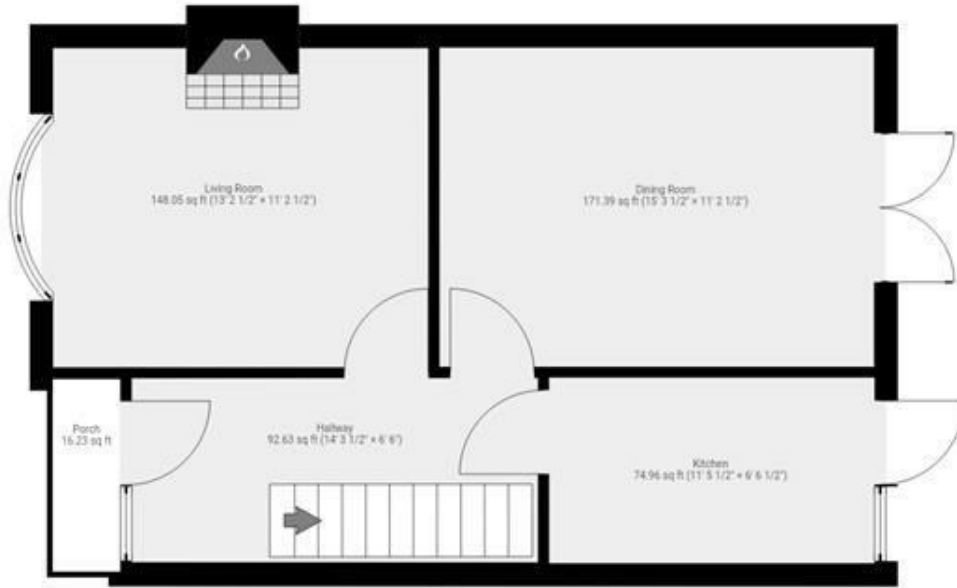
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

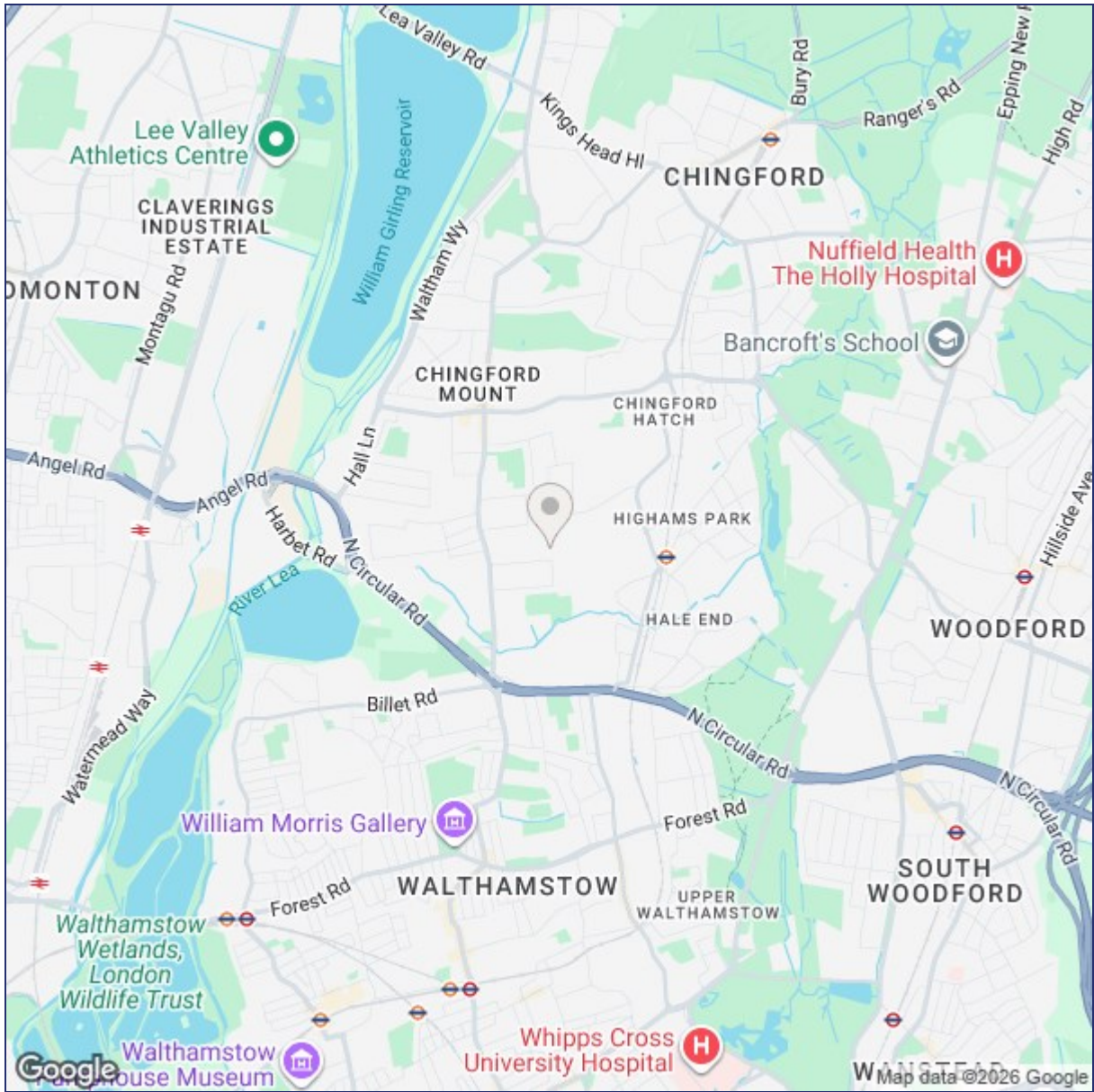
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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





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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

