



**8 Amesbury Drive,
Chingford**

**Asking Price
£550,000 Freehold**



8 Amesbury Drive, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- FREEHOLD
- 3 BEDROOMS
- 2 RECEPTIONS
- OUTBUILDING / GARAGE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND D
- EPC RATING D

Kings Group – Chingford are delighted to present this extended three-bedroom semi-detached house, situated on a quiet and sought-after residential road.

The property features a through lounge, a fitted kitchen with breakfast bar, and a first-floor family bathroom. Additional benefits include double glazing and gas central heating throughout.

Externally, there is a generously sized mature rear garden, with a paved patio area and lawn, complemented by a garage that has been converted into an outbuilding/office. To the front, there is off-street parking.

Amesbury Drive is ideally located within easy reach of the vast green spaces of Epping Forest and falls within the catchment area of the OFSTED Outstanding Yardley Primary School. The desirable shopping area of Station Road in North Chingford, with its bars, restaurants, coffee shops, and retailers such as Amazon, Tesco, and Co-op, is easily accessible. Transport links include Chingford Overground Station, providing direct access to Liverpool Street and Walthamstow Central, where the Victoria Line can be accessed via the Underground.

In our opinion, this property would make an excellent family home and is offered on a chain-free basis. Early viewing is highly recommended.

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

Broadband (estimated speeds)
Standard 14 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 22'4 x 10'11 (6.81m x 3.33m)

KITCHEN / DINER 19'7 x 17'3 (5.97m x 5.26m)

DOWNSTAIRS W.C

LANDING

BEDROOM 12'11 x 10'11 (3.94m x 3.33m)

BEDROOM 11'1 x 9'6 (3.38m x 2.90m)

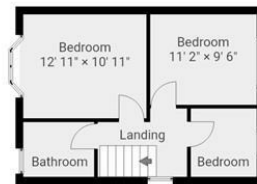
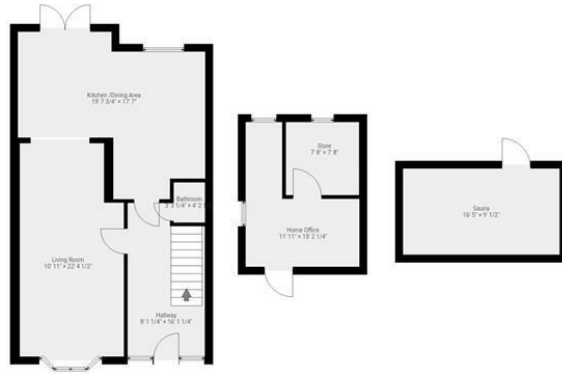
BEDROOM

BATHROOM

OUT BUILDING / GARAGE

DISCLAIMER

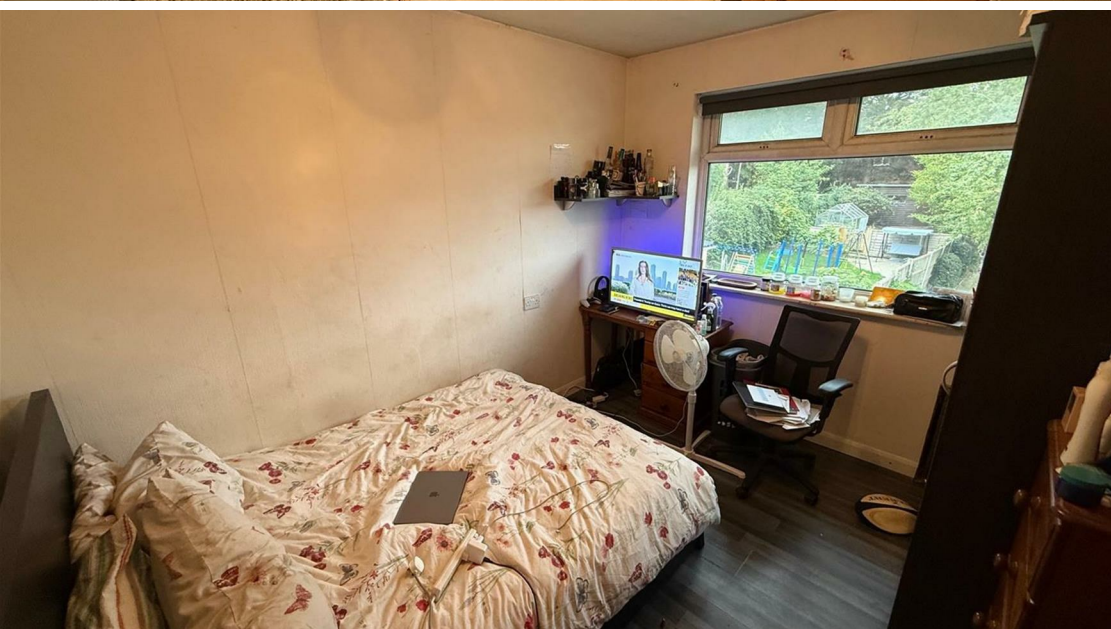
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