

86 Old Church Road  
Chingford  
E4 8BX

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



## Ropers Avenue, E4 9EQ



**Asking Price £725,000 Freehold**



Kings Group Chingford present this three-bedroom semi-detached property to the market.

The ground floor comprises a spacious through lounge providing a bright and versatile living space with dual aspect windows to the front and rear, along with an L-shaped kitchen fitted with a range of wall and base units, work surfaces, and space for appliances. A small breakfast bar area and direct access to the rear garden complete the kitchen space. The entrance hall offers understairs storage, with chestnut internal doors and flooring featured throughout the property.

On the first floor, there are three well-proportioned bedrooms, with bedroom one benefiting from a bay window and original built-in cupboard. The remaining bedrooms offer additional storage options. The first floor also features a family bathroom fitted with a white three-piece suite.

Externally, the property stands on a generous plot approximately 120' x 40', with a rear garden comprising a patio area, lawn, and side access. The garden also benefits from a brick-built outbuilding and a detached garage.

Additional features include gas central heating and double glazed windows throughout.

The property is conveniently situated within easy reach of local shops, schools, and amenities, with Highams Park nearby. Transport links are easily accessible, making it ideal for commuting into London and surrounding areas. This property offers an excellent family home with further potential to extend (subject to planning permission).

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

Broadband (estimated speeds)  
Standard 5 mbps  
Superfast -  
Ultrafast 5000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### **PORCH**

#### **HALL**

**THROUGH LOUNGE 25'9 x 9'10**

**KITCHEN 11'10 x 8'1**

#### **LANDING**

**BEDROOM 16'5 x 10'3**

**BEDROOM 11'7 x 10'8**

**BEDROOM 9'3 x 8'10**

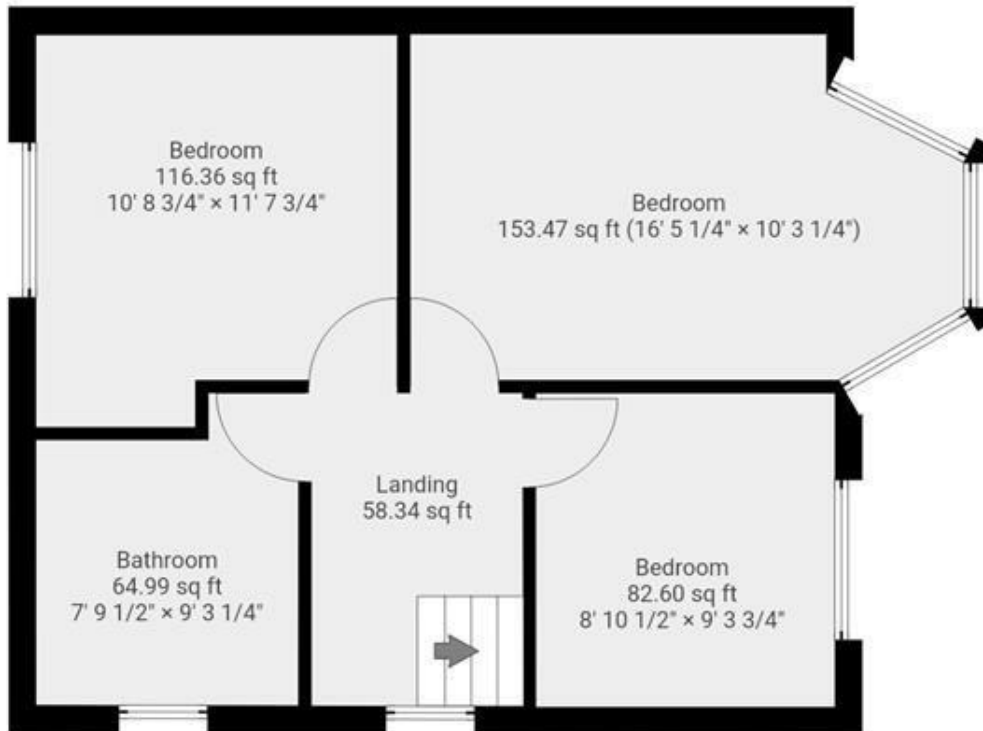
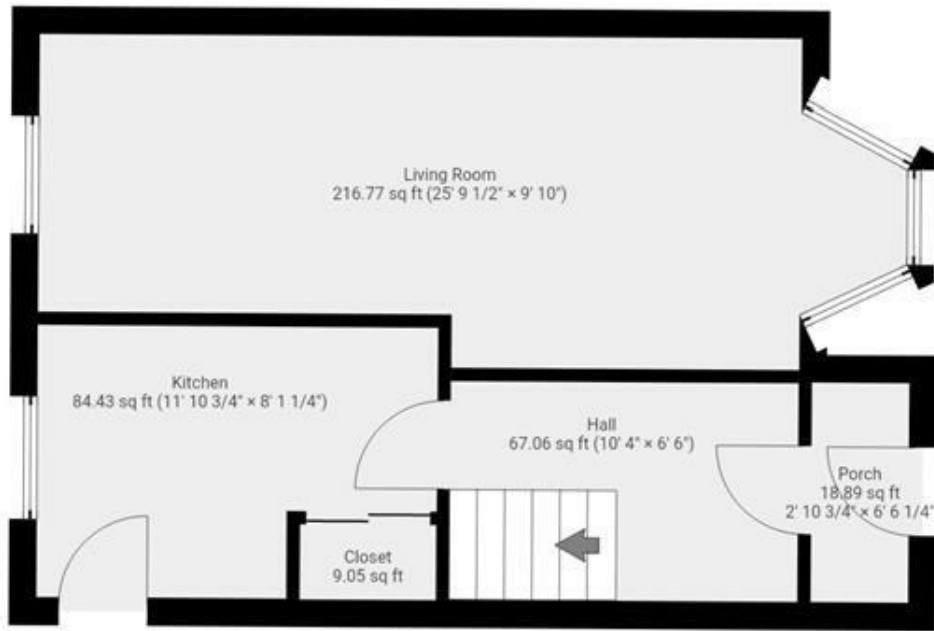
**BATHROOM 9'3 x 7'9**

#### **OUT-HOUSE**

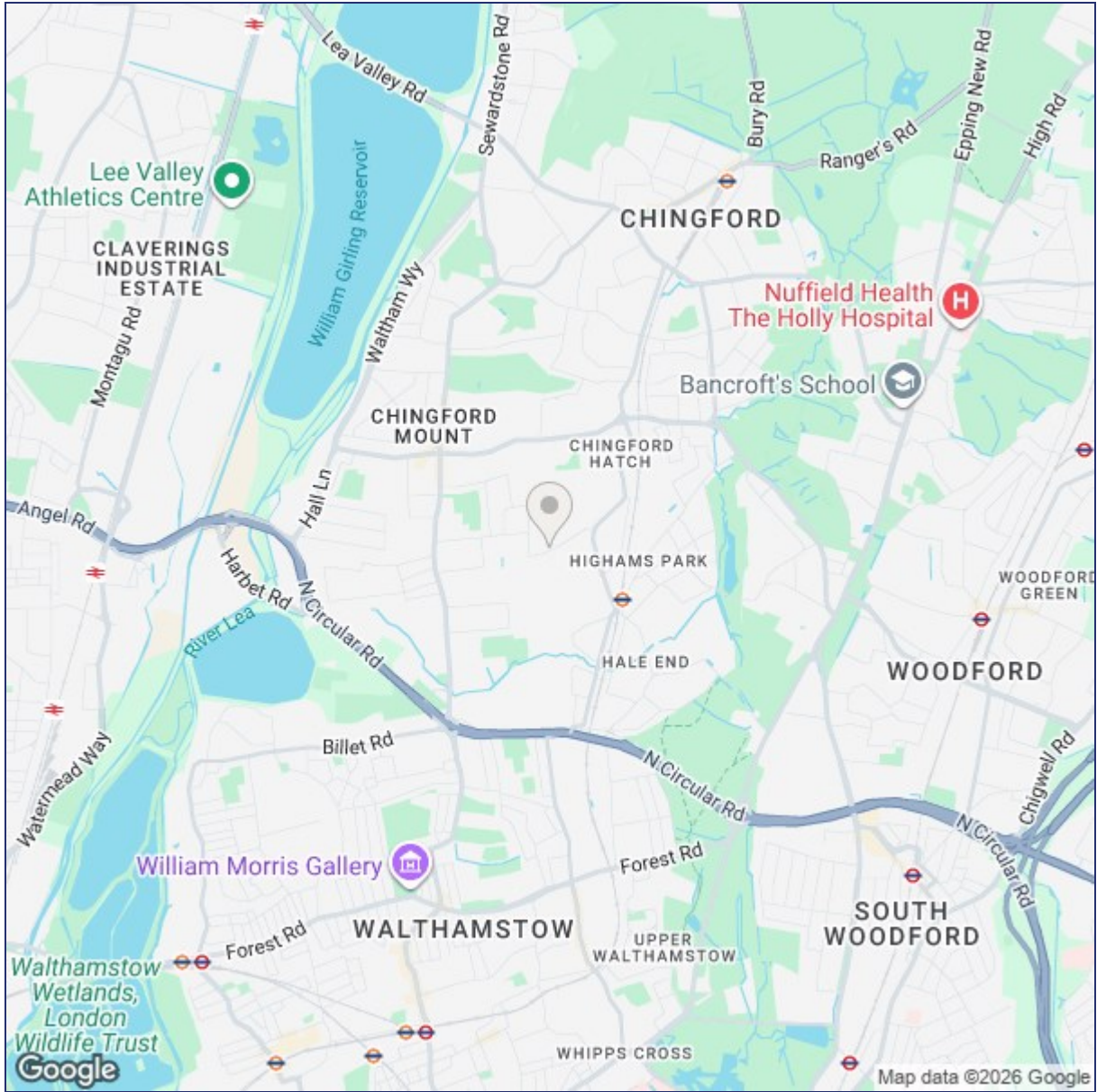
#### **GARAGE**

#### **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.



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



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.

