



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

- *** CHAIN FREE ***
- 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)

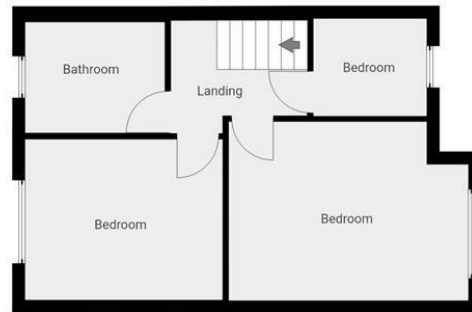
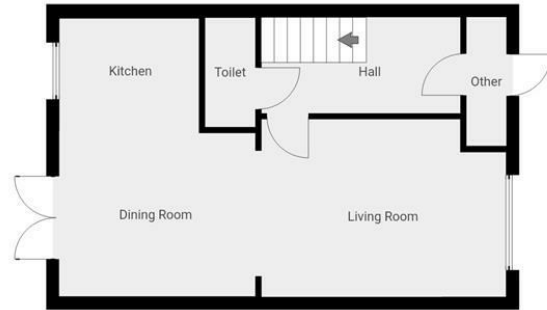
BEDROOM 7' x 6' (2.13m x 1.83m)

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

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

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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.
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