

86 Old Church Road
Chingford
E4 8BX

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



Manor Farm Drive, E4 6HU



Asking Price £465,000 Freehold



Kings Group Chingford present this two-bedroom end-of-terrace home on Manor Farm Drive in the established Friday Hill area of Chingford. The property offers a functional and well-laid-out living space over two floors. The ground floor includes a reception room with wood flooring and a fitted kitchen overlooking the rear garden, providing practical accommodation for everyday living. On the first floor, there are two bedrooms and a contemporary family bathroom, with the main bedroom benefiting from a mezzanine level that can be used as additional storage, a workspace, or a small study area.

Externally, the property features a rear garden with side access. Gas central heating and double-glazed windows are installed throughout. The home is located within easy reach of local shops, schools, and amenities, with Epping Forest nearby offering open green spaces. Transport links to surrounding areas are accessible, and there is potential to extend subject to planning permission.

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

Broadband (estimated speeds)
Standard 9 mbps
Superfast 65 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 13'8 x 15'2

KITCHEN 6'4 x 15'0

LANDING

BEDROOM 9'3 x 14'1

BEDROOM 11'1 x 9'8

BATHROOM 6'3 x 7'2

DISCLAIMER

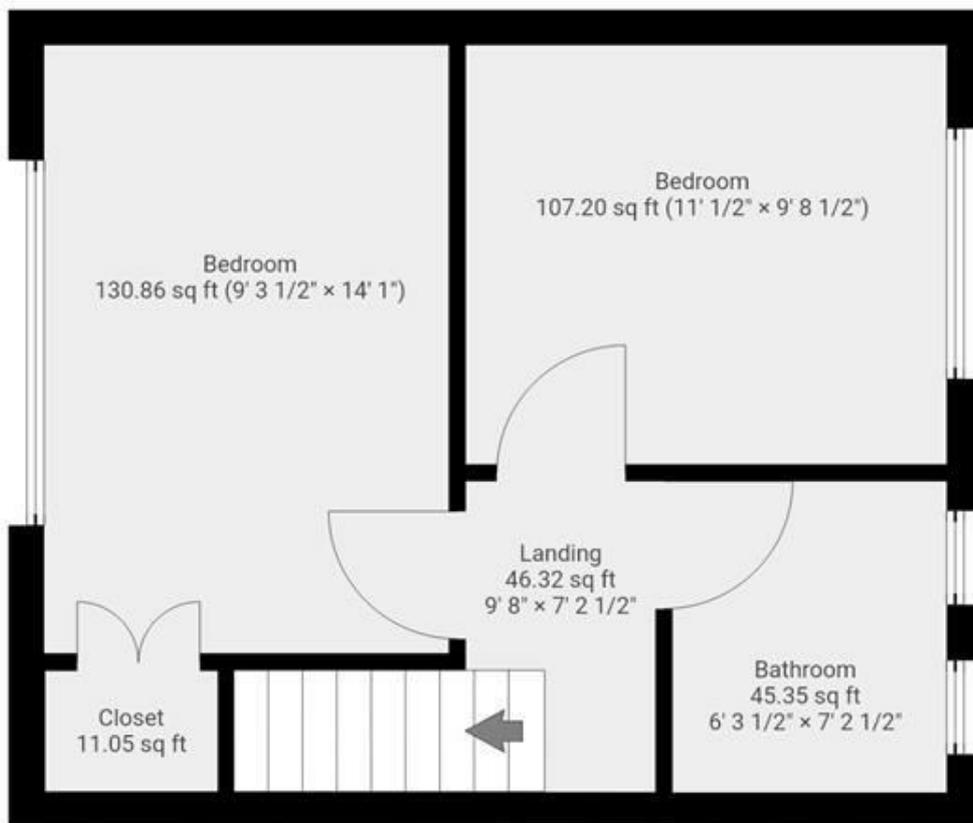
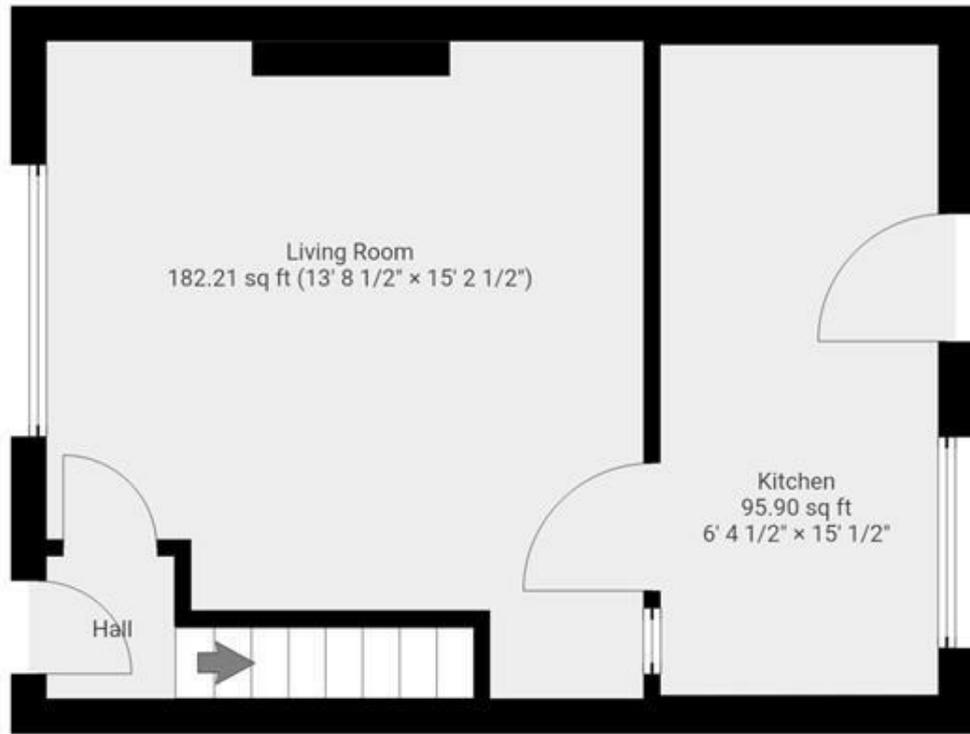
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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 EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
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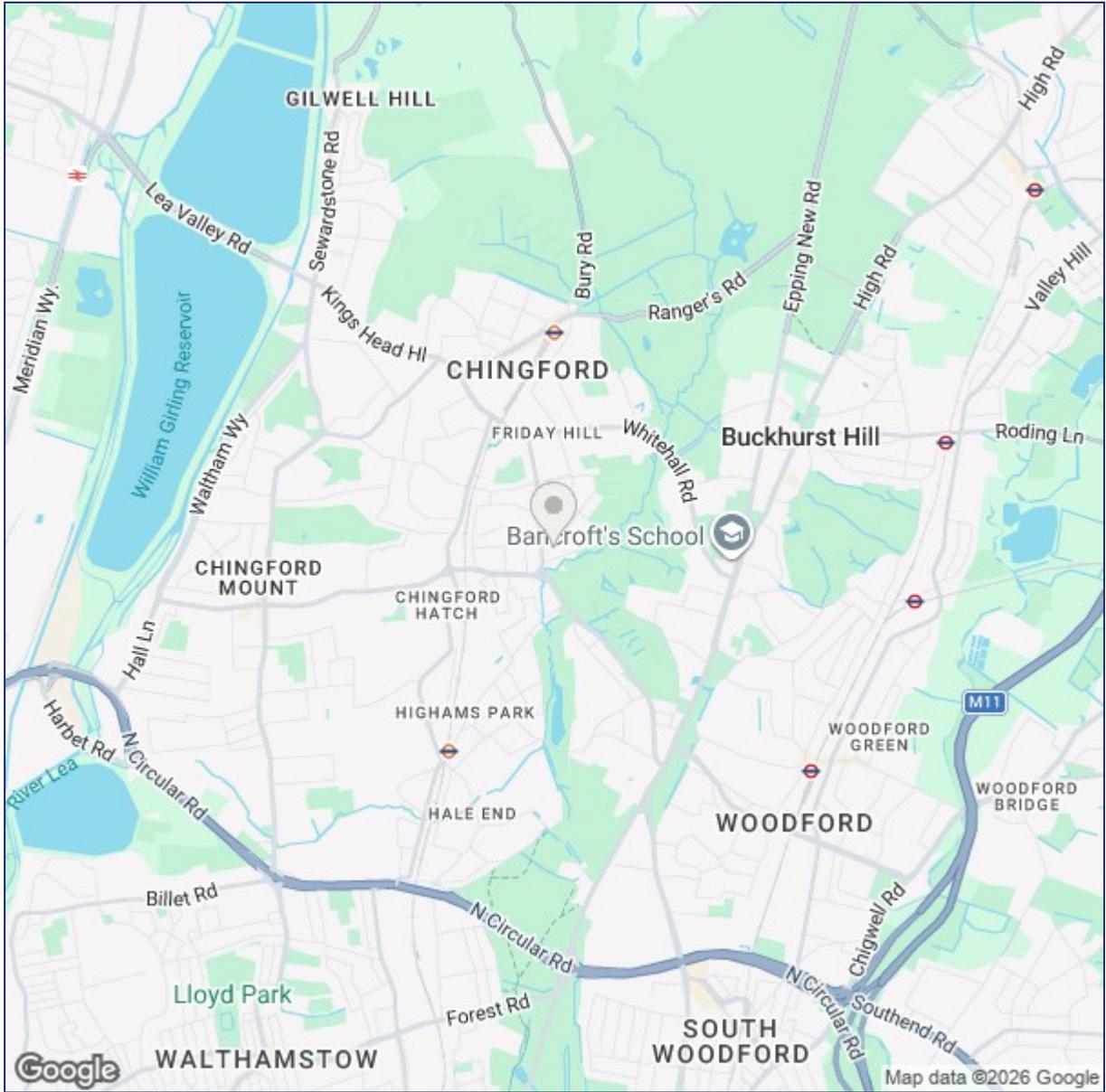
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91 74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	

("These details are correct at time of going to press").

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