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Frances Road, E4 9DL



£600,000 Freehold



Located on a popular residential turning in South Chingford, this 1930s terraced house offers well-proportioned accommodation arranged over two floors. The property includes two reception rooms with interconnecting doors, a fitted kitchen with a range of base and eye level units, three bedrooms and a first-floor bathroom featuring twin vanity sinks, a full-width mirror, tiled walls and wood panelling.

Additional features include double glazing and gas central heating. Externally, the property benefits from off-street parking to the front, a rear garden with artificial lawn and a single garage accessed to the rear.

For further information or to arrange a viewing, please contact 020 8524 7444.

Entrance Hallway

Living Room 14'5" x 12'3"

dining Room 13'6" x 11'3"

Kitchen 11'4" x 6'3"

Landing

Bedroom 1 14'5" x 10'4"

Bedroom 2 12'8" x 10'6"

Bedroom 3 7'8" x 7'0"

Bathroom 6'4" x 5'10"

Rear Garden

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

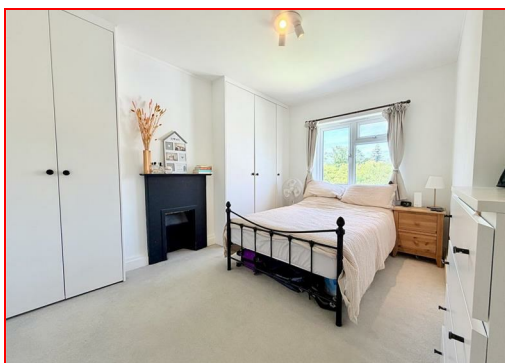
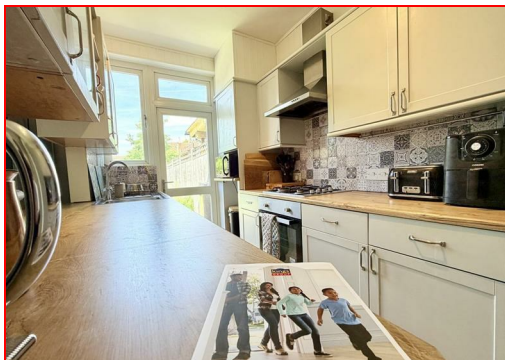
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

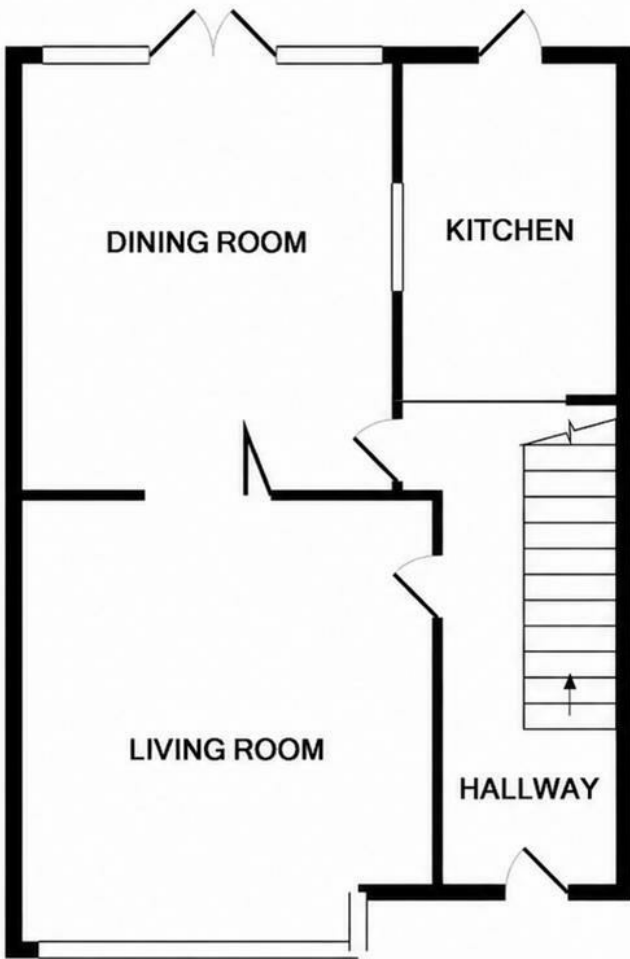
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

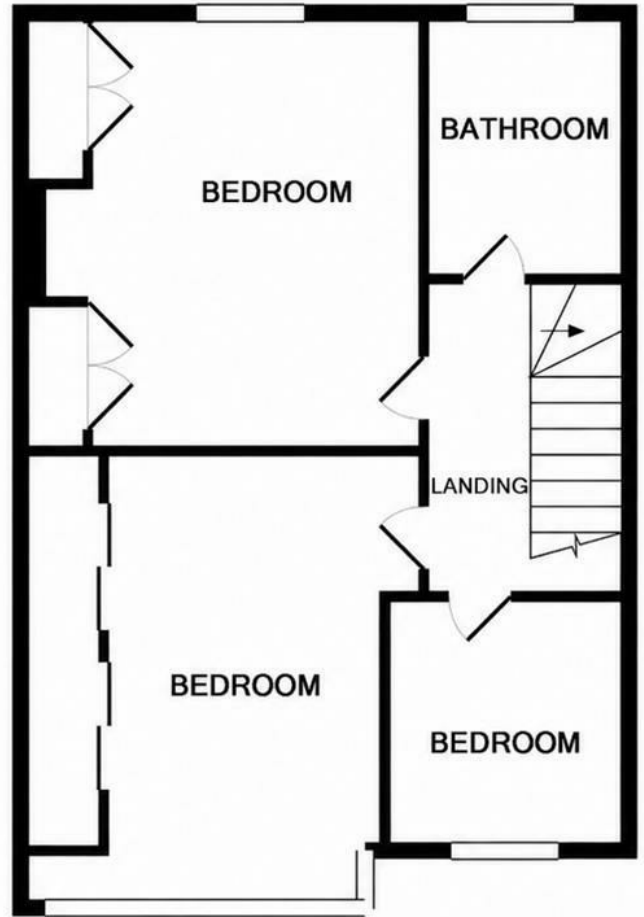
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7. This is to confirm that in some instances AI maybe used to include furnishings and augmentation of images





GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

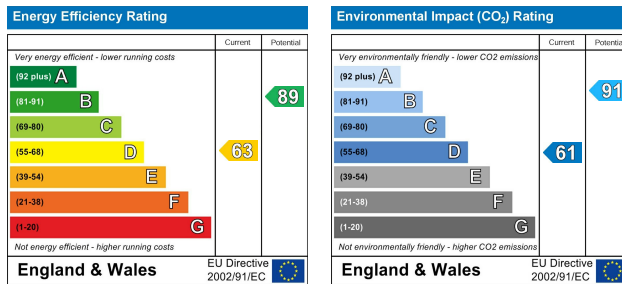
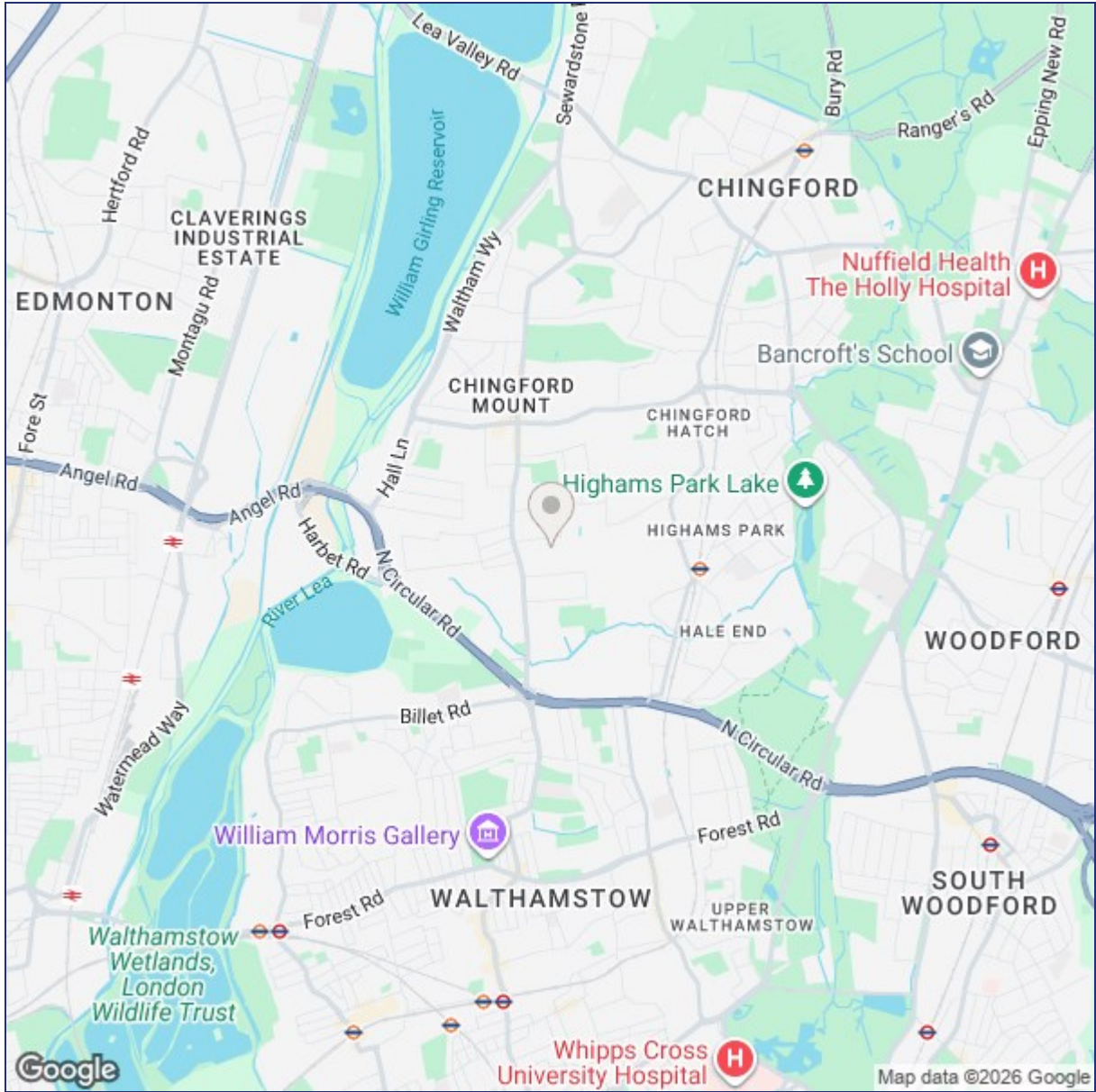


1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

FRANCES ROAD, CHINGFORD E4 9DL
TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

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