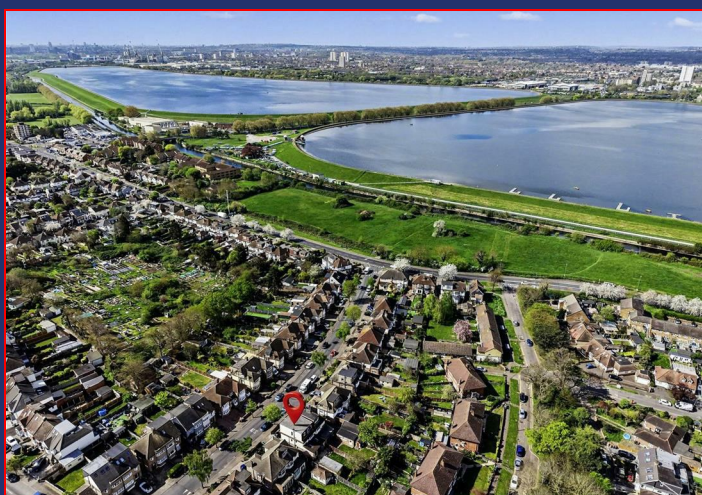


86 Old Church Road
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E4 8BX

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Hawkwood Crescent, E4 7PL



Asking Price £750,000 Freehold



Kings Group of Chingford present this well presented four-bedroom semi-detached residence in North Chingford offers a blend of contemporary design and spacious family living, having been thoughtfully extended across both the ground floor and into loft.

The ground floor welcomes visitors with an open-plan through lounge featuring polished wood-varnished flooring that leads into a striking kitchen and dining area. This space is defined by white gloss cabinetry and a central breakfast island equipped with an integrated hob and overhead extractor.

The aesthetic is elevated by an exposed feature brick wall, durable tiled flooring, and 2 skylights that draws in natural light. Bifold doors provide a seamless transition to the outdoor space, while a practical guest WC completes this level.

The first floor hosts three well-proportioned bedrooms served by a central family bathroom.

The second-floor conversion dedicated to the master suite provides a private retreat, featuring a stylish ensuite shower room. This top-floor sanctuary is further enhanced by French doors opening onto a Juliette balcony, offering far-reaching views of the surrounding area.

The property exterior includes a laid-to-lawn rear garden which houses a substantial brick-built unit housing an office and storage space.

To the front, the property provides the convenience of dedicated off-street parking.

Situated in the sought-after North Chingford area, the home benefits from being in the sought after Yardley school catchment and close proximity to many of North Chingfords many amenities local amenities.

Mobile (based on calls indoors)

O2 Average

EE Good

Three Good

Vodafone Average

Broadband (estimated speeds)

Standard 11 mbps

Superfast 65 mbps

Ultrafast 5000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

Entrance Hall 12'3" x 7'0"

2 x double glazed windows to front aspect, under stairs metre cupboard, radiator, picture rail and fitted carpet.

Lounge 29'6" x 11'

Kitchen 17'8" x 11'6"

Utility Room 9'4" x 6'1"

Downstairs w.c

First Floor Landing

Double glazed Opaque window to side aspect, loft hatch access, fitted carpet and picture rail.

Bedroom 15'5" x 11'4"

Bedroom 15'5" x 11'"

Bedroom 8'10" x 6'10"

Bathroom 5'8" x 6'10"

Separate W.C

Double glazed Opaque window to side aspect, low level flush w.c and tiling to walls.

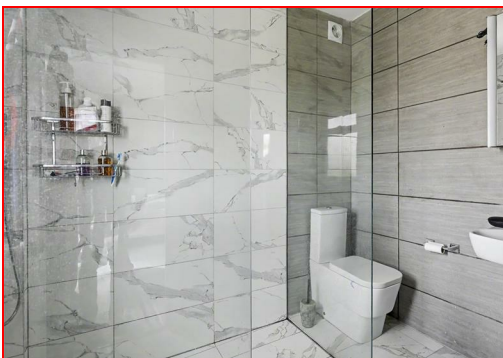
Bedroom 20'6" x 17'1"

En-Suite 7'11" x 6'3"

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

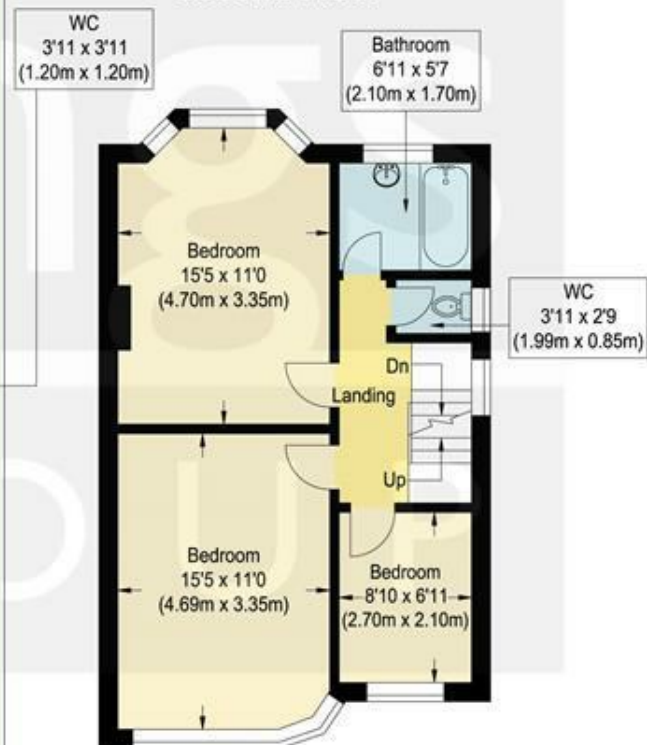




Ground Floor



Second Floor



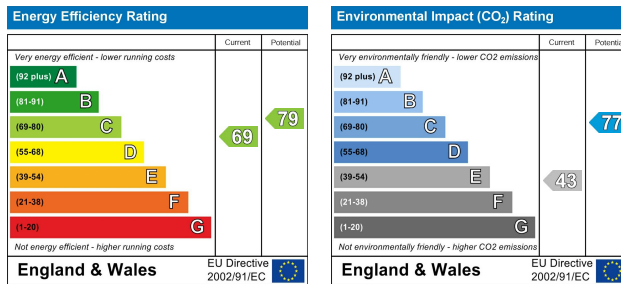
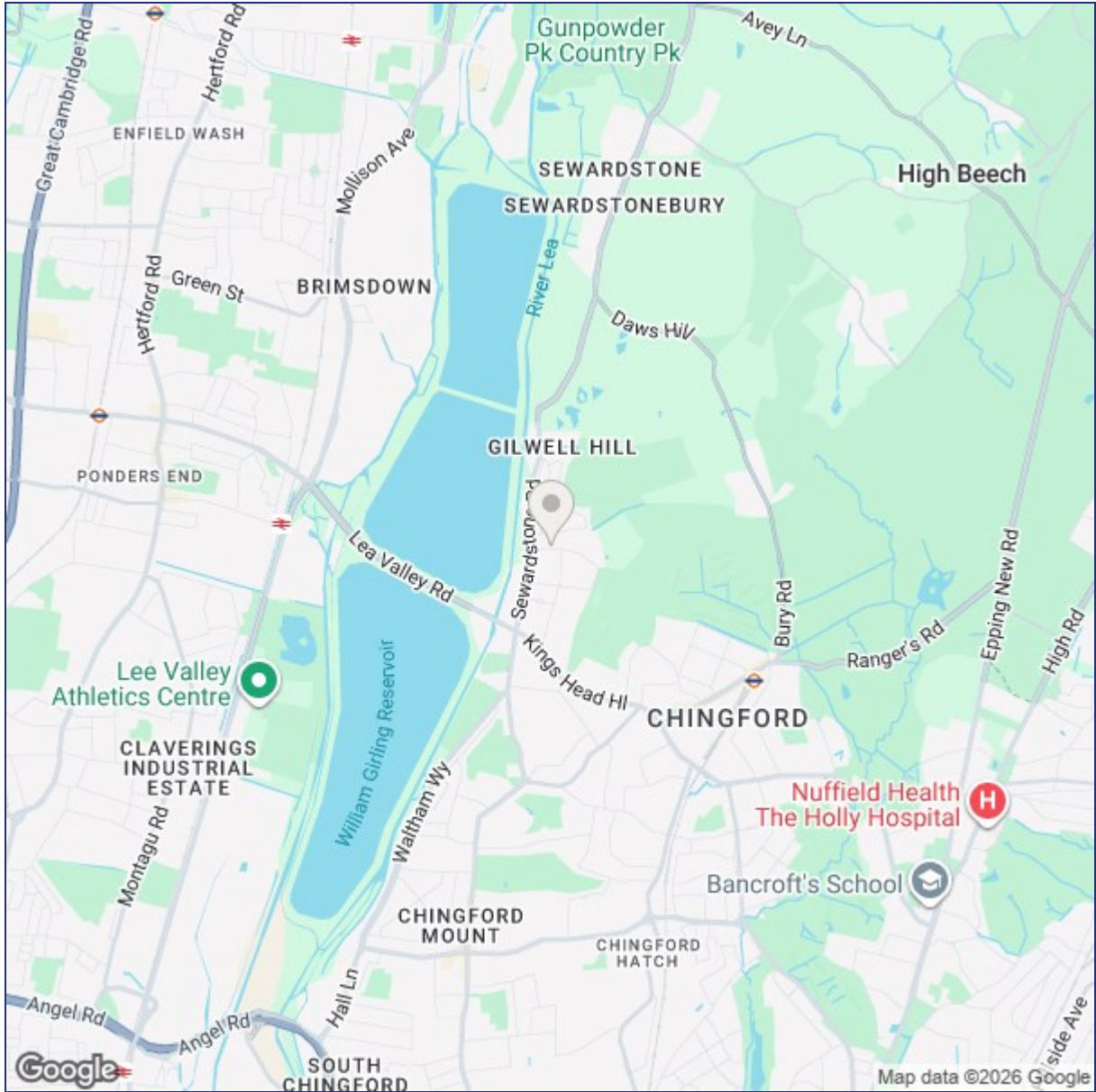
First Floor

Hawkswood Crescent

Approximate Gross Internal Floor Area : 151.10 sq m / 1626.42 sq ft

Outbuilding Area : 14.50 sq m / 156.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



("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.

