

86 Old Church Road  
Chingford  
E4 8BX

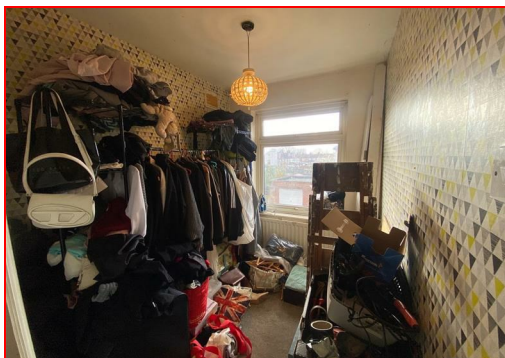
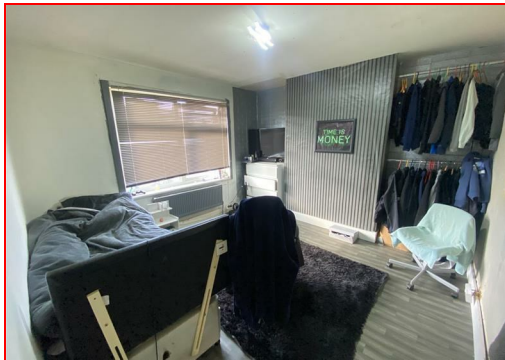
T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



## Tufton Road, E4 8LE



**Asking Price £500,000 Freehold**



Kings Group Chingford presents this 4-bedroom end of terrace house, offering ample living space and potential.

#### Ground Floor:

The property features an entrance hallway leading to spacious through lounge. The kitchen is fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks. The ground floor also includes a bedroom, ideal for use as a guest room or study, and a downstairs WC for added convenience.

#### First Floor:

On the first floor, you will find two double bedrooms, a single bedroom, and a family bathroom, providing comfortable living space for a growing family.

#### Exterior:

The rear garden is partly paved and laid to lawn, offering a space for outdoor relaxation. There is also an out-house at the back of the property, which includes two bedrooms, and a bathroom—perfect for guests, a home office, or additional living space. The front garden is paved, providing off-street parking.

#### Location:

This property is ideally situated within walking distance of a variety of local amenities, including grocery stores, electronics shops, and home furnishings. Commuters will appreciate the excellent transport links, with quick access to the A406, A12, M11, and M25, making it easy to travel locally or further afield.

Contact Kings Group Chingford today on 0208 524 7444 to arrange a viewing and explore all the potential this property has to offer.

#### Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Good

#### Broadband (estimated speeds)

Standard 9 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

#### Satellite & Cable TV Availability

BT

Sky

#### HALL

**LIVING ROOM 23'6 x 11'3**

**KITCHEN 20'11 x 10'10**

**BEDROOM / STUDY 9'10 x 7'10**

**SHOWER ROOM 7'11 x 3'11**

#### LANDING

**BEDROOM 11'10 x 11'5**

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

**BEDROOM 8' x 6'2**

#### BATHROOM

#### OUT-HOUSE

#### BEDROOM

#### BEDROOM

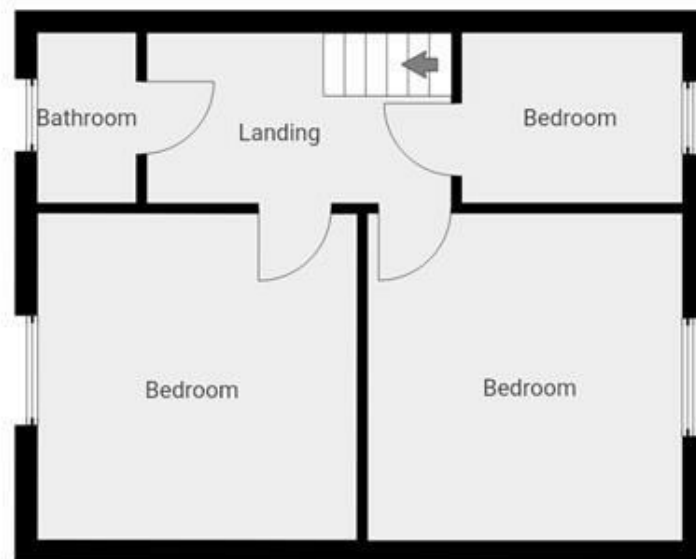
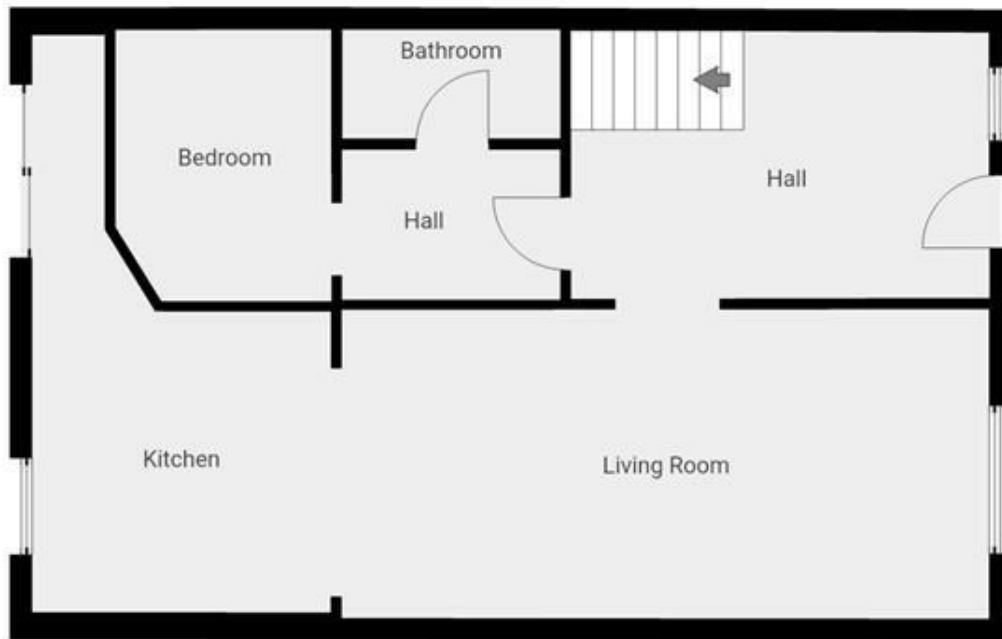
#### BATHROOM

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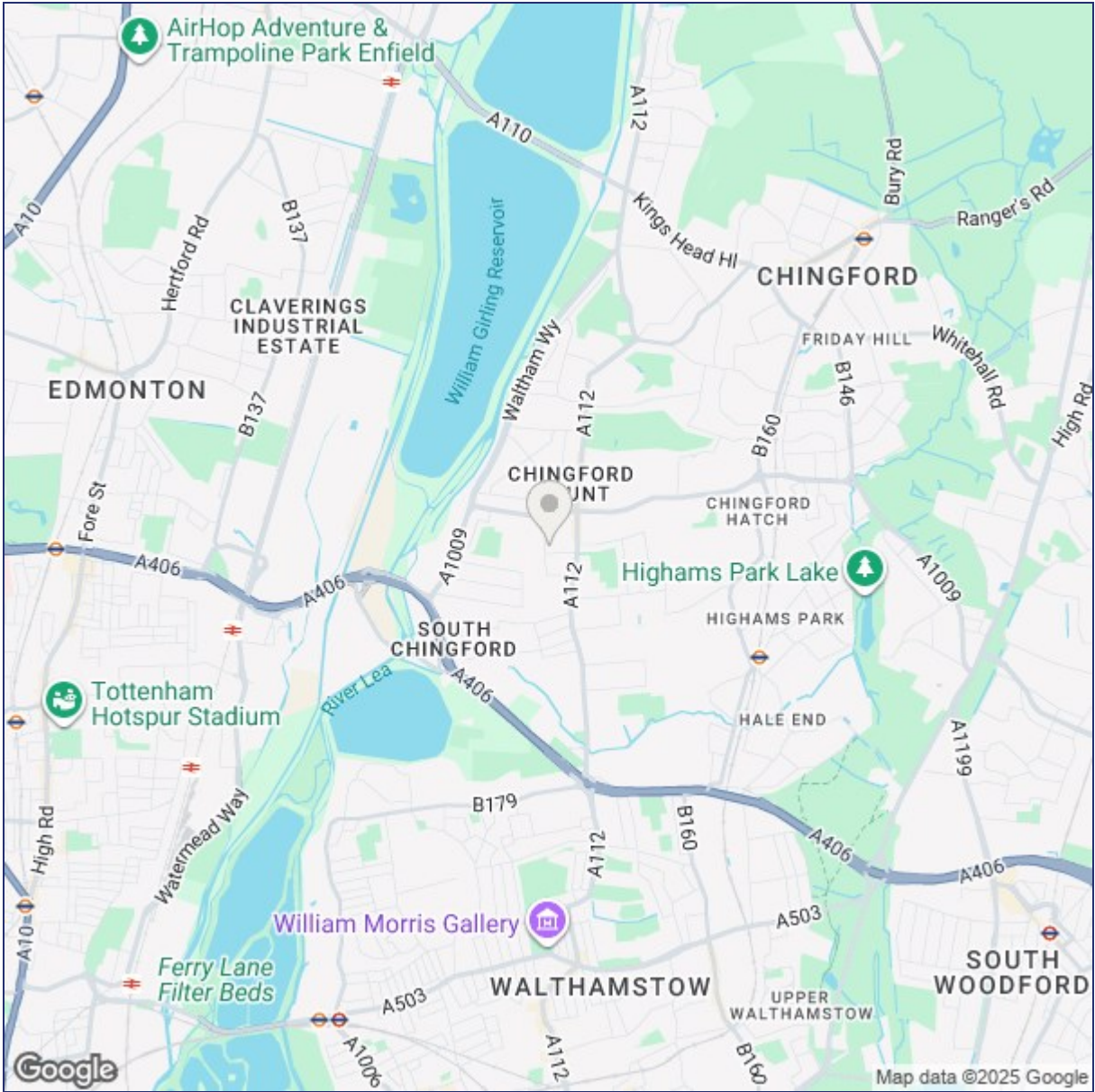
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                    |         |           |
| (81-91) B                                   |         |           | (81-91) B                                      |         |           |
| (69-80) C                                   |         |           | (69-80) C                                      |         |           |
| (55-68) D                                   |         |           | (55-68) D                                      |         |           |
| (39-54) E                                   |         |           | (39-54) E                                      |         |           |
| (21-38) F                                   |         |           | (21-38) F                                      |         |           |
| (1-20) G                                    |         |           | (1-20) G                                       |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.

