

86 Old Church Road  
Chingford  
E4 8BX

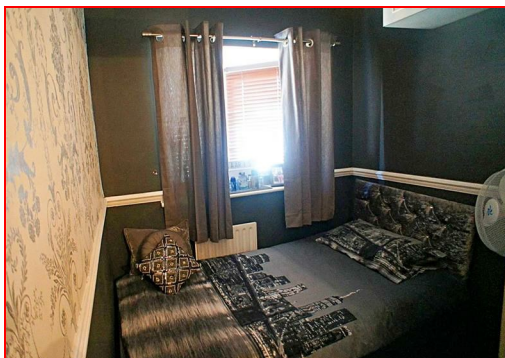
T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



## Normanshire Drive, E4 9HF



**Offers In Excess Of £549,995 Freehold**



### \*\*\*3 BEDROOM TERRACED HOUSE\*\*\*FREEHOLD\*\*\*

Kings of Chingford are delighted to offer to the market, this well presented three bedroom family home.

Situated just a minutes walk to Chingford Mount and the wide variety of amenities it has to offer. Only a 10 min drive to Highams Park Station and a 15 min bus trip to Walthamstow station.

The property itself is arranged over two floors. The ground floor is comprised of 2 reception rooms. The living room to the front of the property benefits from a bay window, ensuring a real sense of space. The second reception area is currently being used as a snug and dining space. The kitchen is furnished with high gloss base and eye level units, roll top work surfaces and tiled splash backs.

To the first floor you have three generously sized bedrooms including two capacious doubles and a great sized single. The family bathroom is fully tiled and finished with a modern white, three piece suite.

To the front of the property you have a block paved driveway with space for at least 2 vehicles. To the rear you have a partially paved, partially laid to lawn garden, the ideal spot to spend your summer months. You also have the benefit of a double garage with rear access.

EPC Rating C  
Council Tax Band- D

**LIVING ROOM 13'09 x 12'01**

**SNUG/DINING ROOM 9'09 x 7'00 11'02 x 10'11**

**KITCHEN 17'03 x 8'11**

**BEDROOM ONE 13'07 x 11'09**

**BEDROOM TWO 11'09 x 9'08**

**BEDROOM THREE 7'00 x 6'08**

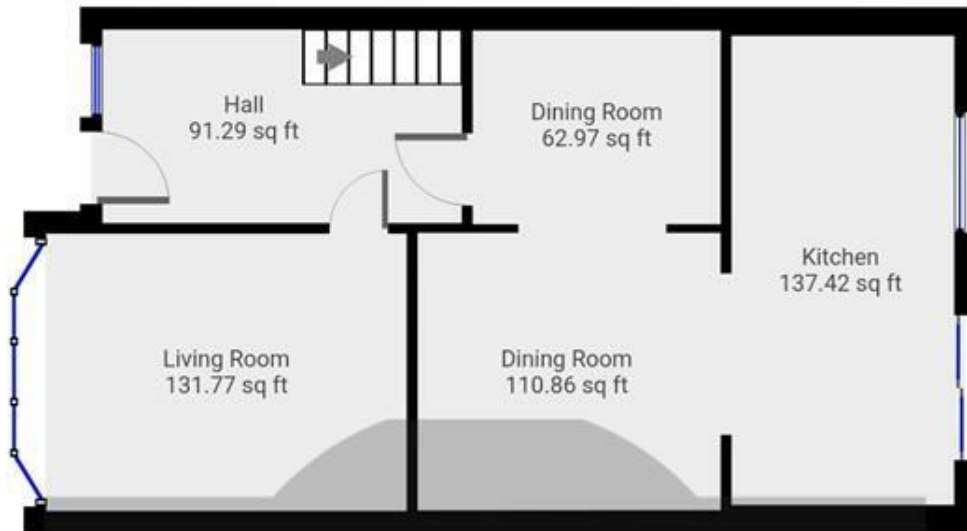
**BATHROOM 7'08 x 7'04**

#### 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.
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.

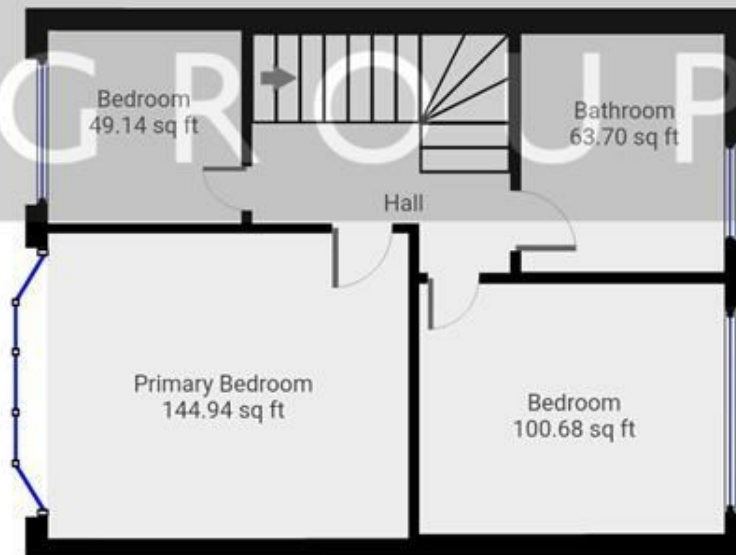
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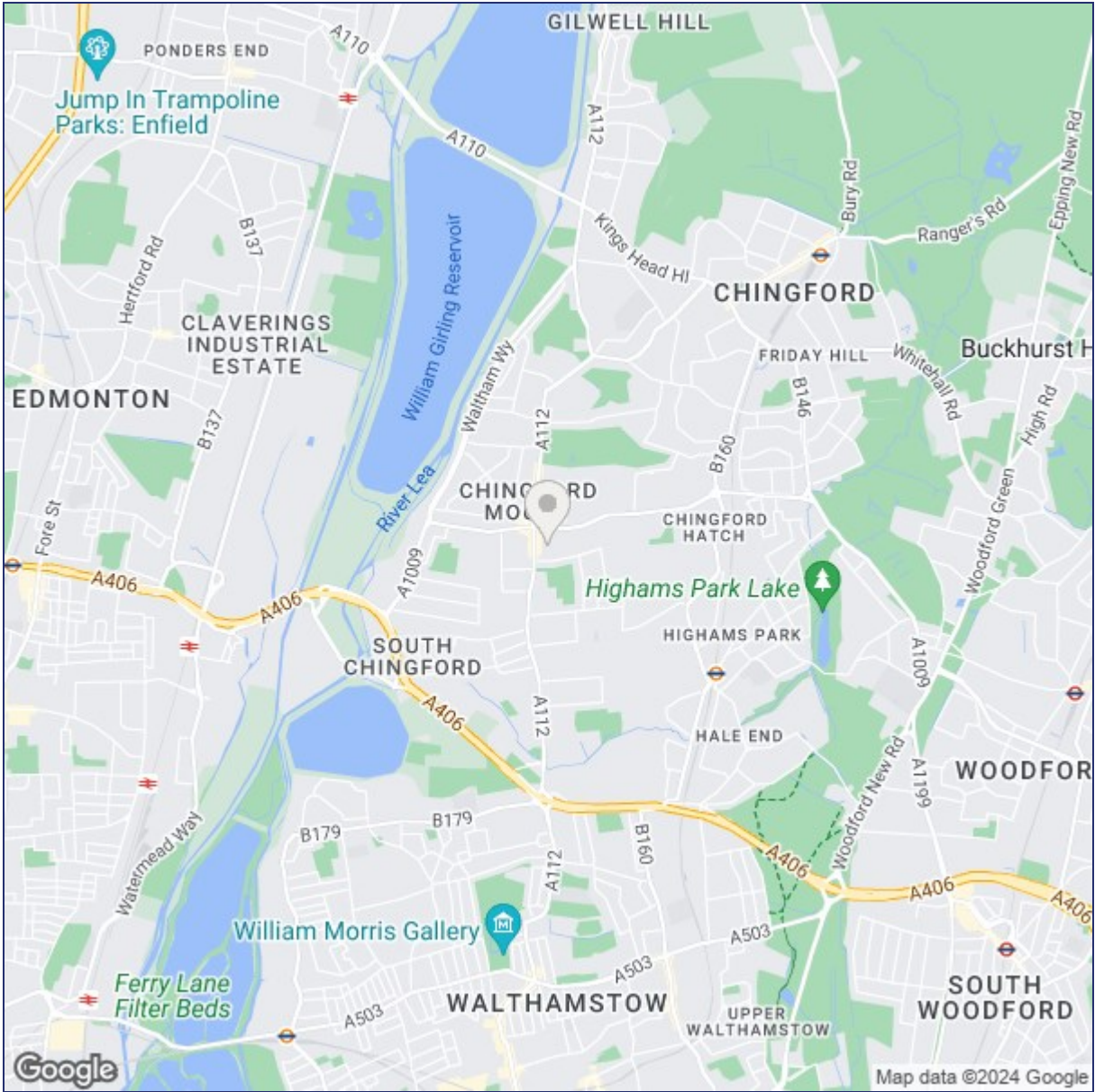


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(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			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

