

86 Old Church Road
Chingford
E4 8BX

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



Normanshire Drive, E4 9HD



Guide Price £600,000 Freehold

CHAIN FREE

3 BEDROOM FAMILY HOME

Kings of Chingford are delighted to offer to the market as exclusive agents, this well proportioned three bedroom terraced house.

Situated on the ever sought after Normanshire Drive you are just a few minutes walk to Chingford Mount and all the amenities it has to offer. Also boasting superb transport links with the local bus depot just a 5 min walk from the property. This wonderful home also falls into the catchment area for some excellent local schools.

You are welcomed to this lovely home via the porch, the residence itself is arranged over two floors, with the ground floor being comprised of a great size lounge with high ceilings and some original features, this room really does benefit from the bay window, ensuring a real sense of space and light. The dining room which leads to the adjoining conservatory, which overlooks the garden and the downstairs cloakroom. The kitchen has been finished with light wood base and eye level units, roll top work surfaces and tiled splash backs.

To the first floor you have three extremely generous bedrooms with both the master and bedroom two being lovely sized doubles and boasting ample space for storage. Bedroom three is a spacious single. The bathroom and toilet are finished with a modern white suite.

To the front of the property you have a block paved driveway with space for 1 vehicle. to the rear you have a private, partially decked, partially laid to lawn garden with a garage at the end of the garden.

This property is well suited to first time buyers or those of you looking to upsize.

Call one of our 2 Chingford offices now to arrange your viewing and avoid disappointment.

LIVING ROOM 15'65 x 13'25

DINING ROOM 13'32 x 11'46

DOWNSTAIRS WC 5'39 x 2'14

CONSERVATORY 10'66 x 8'15

KITCHEN 10'52 x 8'08

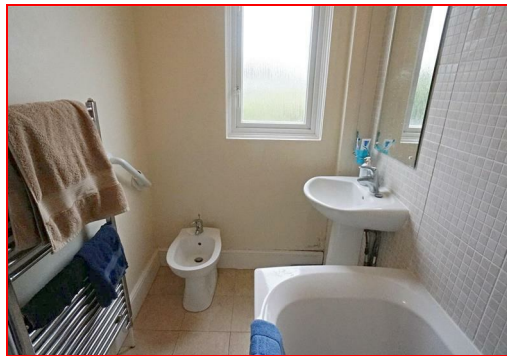
MASTER BEDROOM 15'84 x 12'07

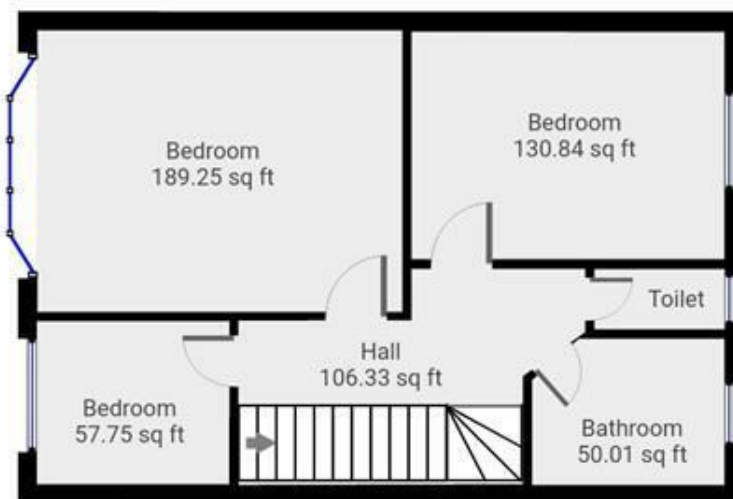
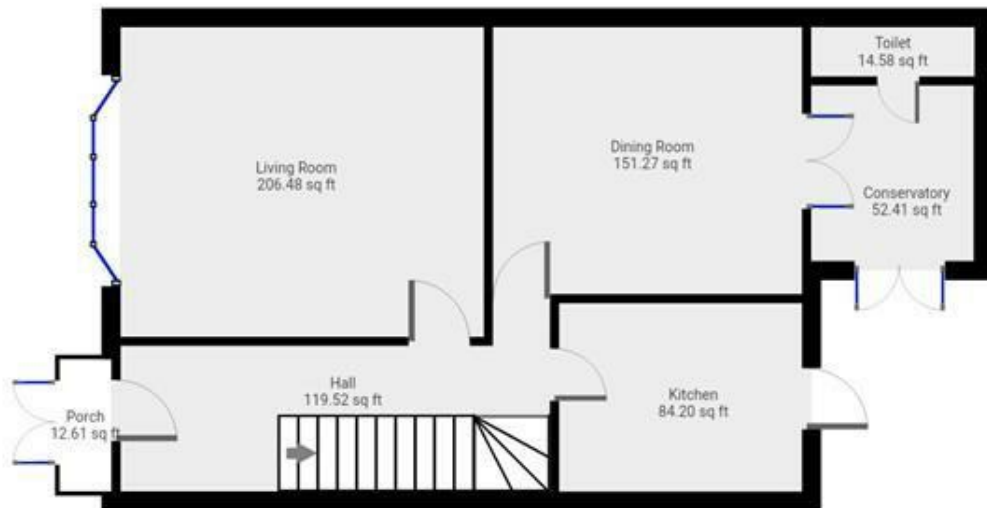
BEDROOM TWO 13'51 x 9'85

BEDROOM THREE 8'33 x 7'00

BATHROOM 8'26 x 8'09

TOILET 5'67 x 2'71



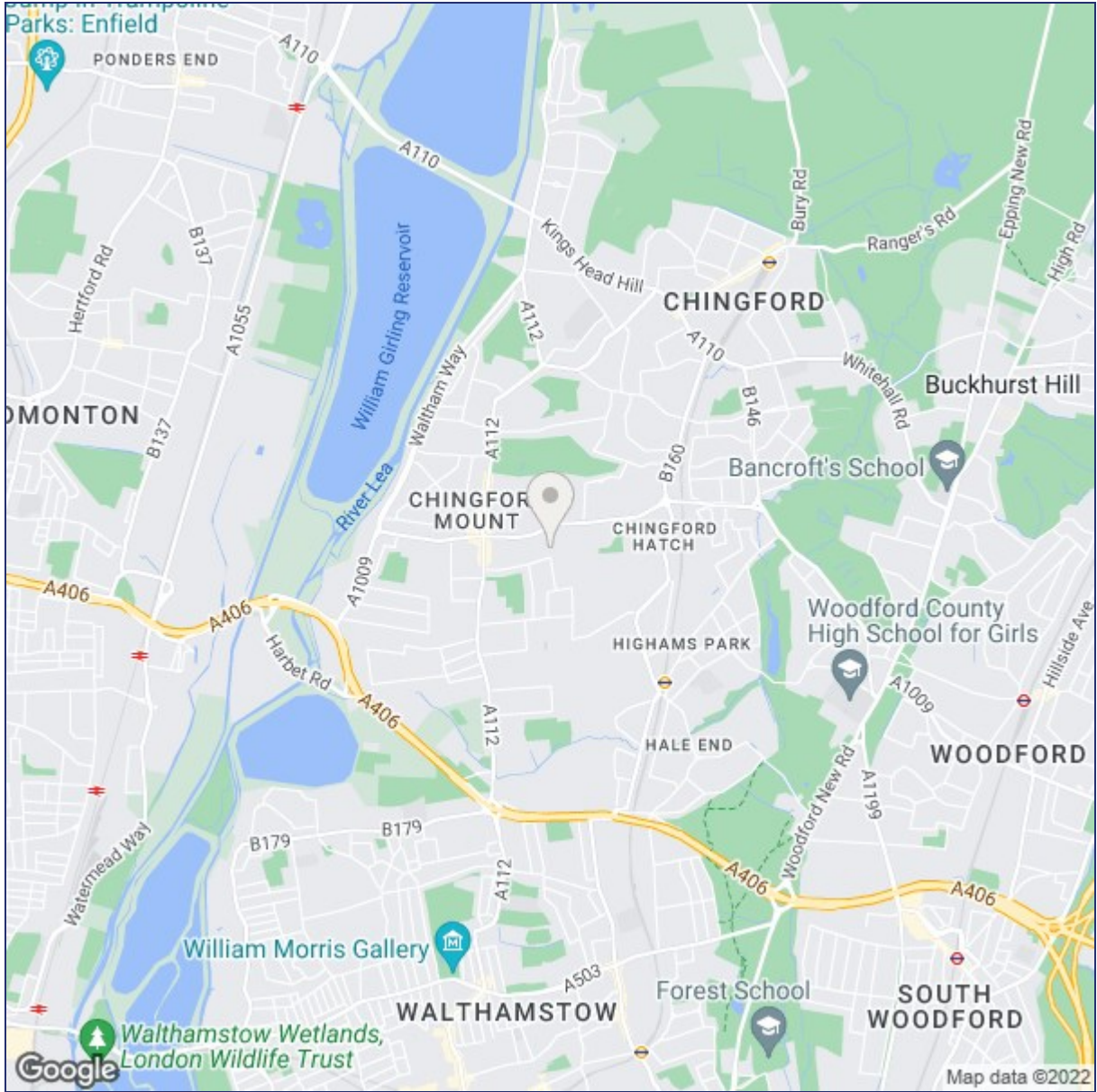


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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").

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.

