



**25 Yardley Lane, Chingford**

**Offers In Excess Of  
£450,000 Freehold**

# 25 Yardley Lane, Chingford

86 Old Church Road, Chingford, E4  
8BX

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

- CHAIN FREE PROJECT
- FREEHOLD
- BUNGALOW
- 2 BEDROOMS
- CLOSE TO AMENITIES & TRANSPORT LINKS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- EPC RATING TBC

Kings Group – Chingford are pleased to present this two-bedroom detached bungalow located on Yardley Lane, London. This chain-free property is a great opportunity for buyers looking for a home they can update and make their own.

Inside, the bungalow offers a good-sized living room, two bedrooms, a bathroom, and a kitchen. The layout is simple and practical, with space to improve or redesign. There is also a garage, which can be used for storage or as a workspace.

The home sits in a quiet area with easy access to local shops, schools, and public transport.

This property is ideal for first-time buyers, people looking to downsize, or anyone interested in a project.

Call Kings Group on 01992 652 006 to book your viewing – don't miss out!

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Good  
Vodafone - Average

Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 58 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

## HALL

**LIVING ROOM 14'9 x 10'6 (4.50m x 3.20m)**

**DINING ROOM 10'5 x 8'2 (3.18m x 2.49m)**

**KITCHEN 8'11 x 8'10 (2.72m x 2.69m)**

**BEDROOM 11'10 x 10'7 (3.61m x 3.23m)**

**BEDROOM 9'5 x 8'10 (2.87m x 2.69m)**

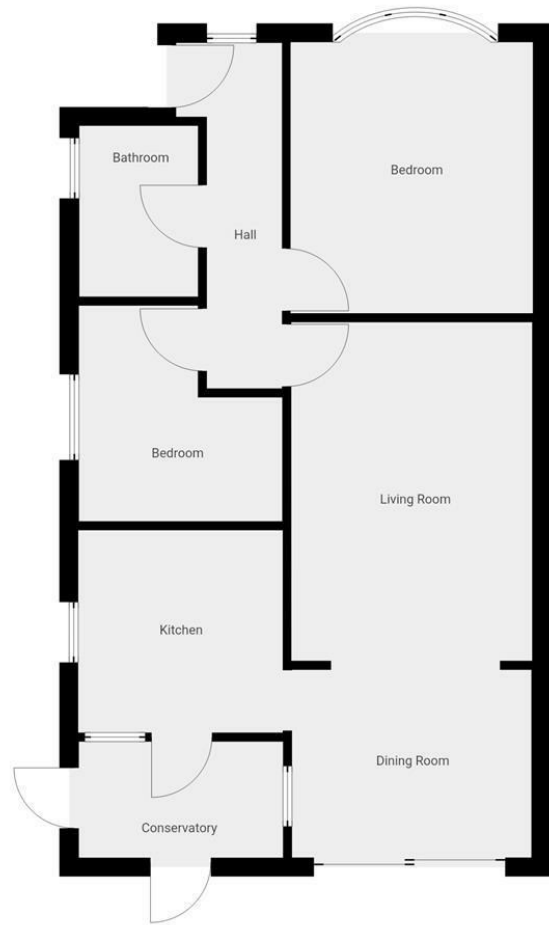
**BATHROOM 7'5 x 5'2 (2.26m x 1.57m)**

**CONSERVATORY 8'11 x 2'7 (2.72m x 0.79m)**

## GARAGE

## DISCLAIMER

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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.
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The UK's number one property website

