

86 Old Church Road
Chingford
E4 8BX

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



Sunset Avenue, E4 7LW



Offers In Excess Of £500,000 Freehold



Kings Group Chingford are pleased to present this chain-free two-bedroom semi-detached bungalow to the market, offering a great opportunity for buyers looking for a property to modernise and make their own.

The property comprises an entrance hallway/study, living room, kitchen with base and eye-level units, roll-top work surfaces and tiled splashbacks, two double bedrooms, with the main bedroom benefiting from fitted wardrobes, and a partially tiled family bathroom.

To the rear is a garden partially laid to lawn with side access, while the front offers off-street parking.

Located on Sunset Avenue in North Chingford, the property is within easy reach of London Overground services from Chingford Station, providing convenient access into London. The area also offers a range of local shops, supermarkets, schools and green spaces, including Epping Forest, making it a well-connected and practical location for a variety of buyers.

HALL

LIVING ROOM 17'9 x 12'7

STUDY 11'2 x 11'1

KITCHEN 9'1 x 7'6

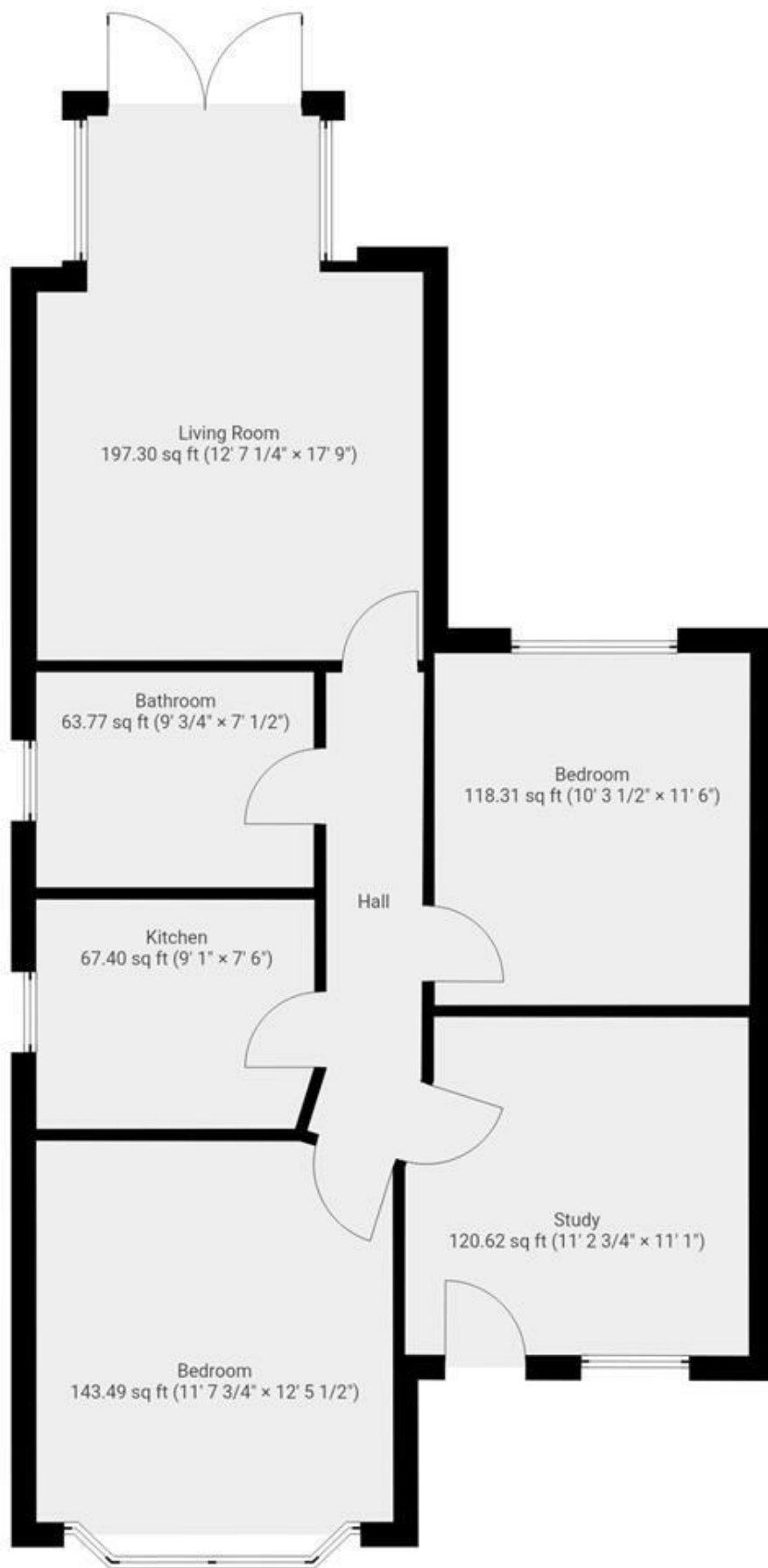
BEDROOM 12'5 x 11'7

BEDROOM 11'6 x 10'3

BATHROOM 9'3 x 7'

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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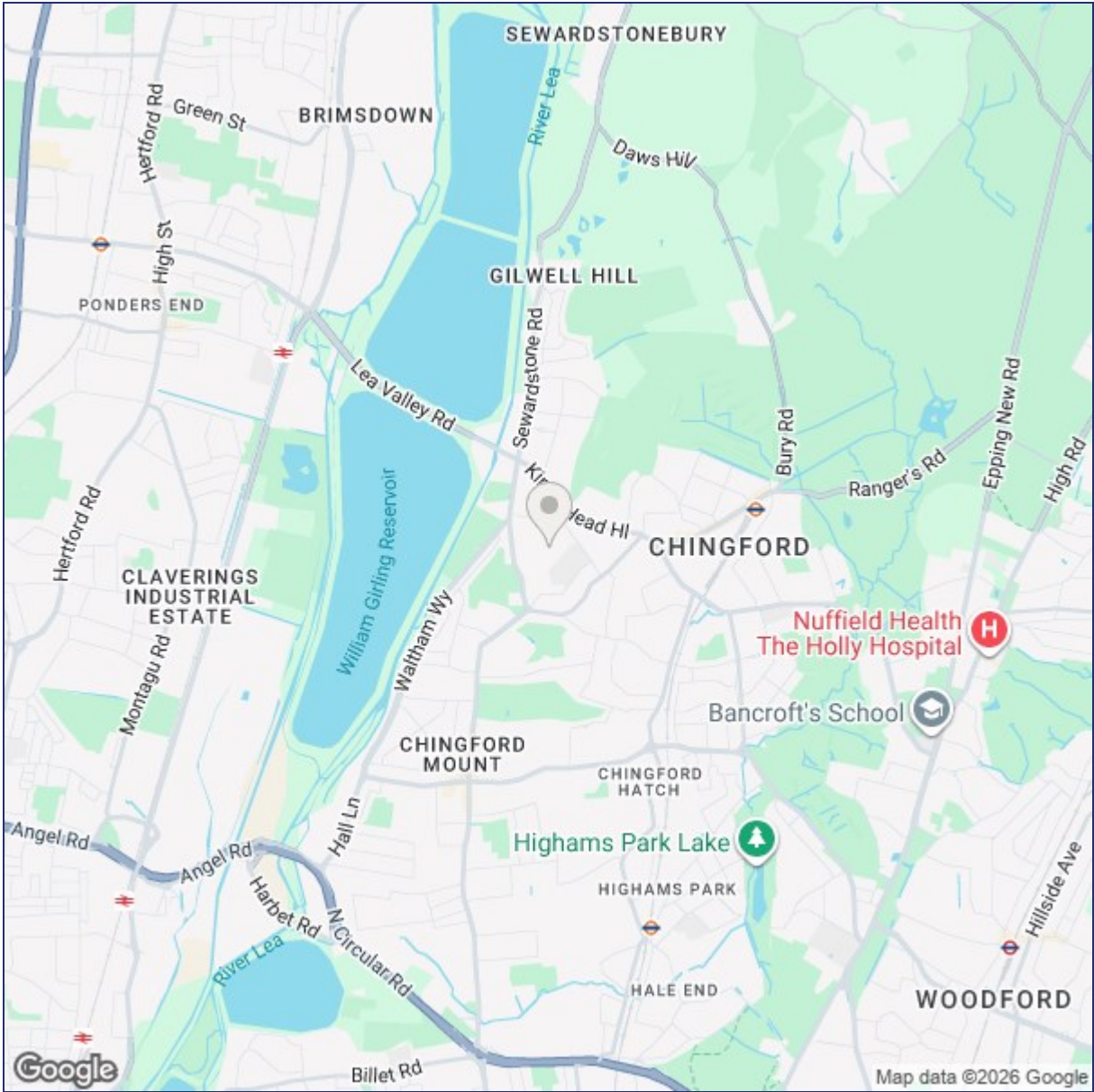
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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			Not environmentally friendly - higher CO ₂ 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.

