

86 Old Church Road  
Chingford  
E4 8BX

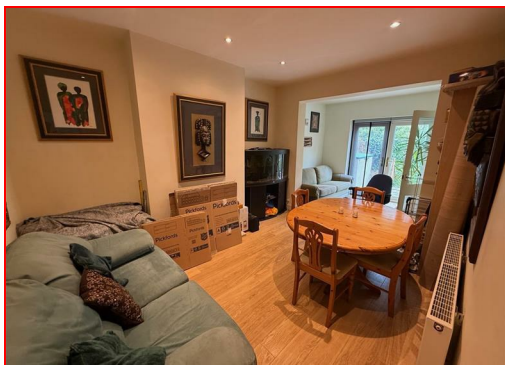
T: 0208 524 7444  
www.kings-group.net



## Rushcroft Road, E4 8SG



**Asking Price £575,000 Freehold**



Kings Group of Chingford are delighted to present this charming three-bedroom terraced home to the market.

The property welcomes you with an entrance hallway that leads into a cosy living room. A separate dining room opens into a bright breakfast area, flowing through to a well-appointed kitchen fitted with wood-effect base and eye-level units, roll-top work surfaces, and stylish tiled splashbacks.

Upstairs, you'll find two spacious double bedrooms with ample storage, a single bedroom, and a modern family bathroom.

To the rear, the garden offers a mix of decking and lawn – ideal for entertaining or relaxing – while the front benefits from a low-maintenance courtyard garden.

This fantastic home is full of potential, including scope to extend (subject to the usual planning permissions).

Perfectly located just minutes from a range of local amenities, with Walthamstow Station accessible via bus in just 15 minutes, the property offers excellent connectivity.

Ideal for first-time buyers and investors alike – this property truly needs to be seen to be fully appreciated.

Call Kings Group Chingford today to arrange your viewing and avoid disappointment.



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

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast -  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL**

**LIVING ROOM 14'9 x 11'8**

**DINING ROOM 20'4 x 10'4**

**KITCHEN 16'5 x 7'11**

**LANDING**

**BEDROOM 12'1 x 11'0**

**BEDROOM 13' x 10'11**

**BEDROOM 8'10 x 6'4**

**BATHROOM 7'3 x 6'**

**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.

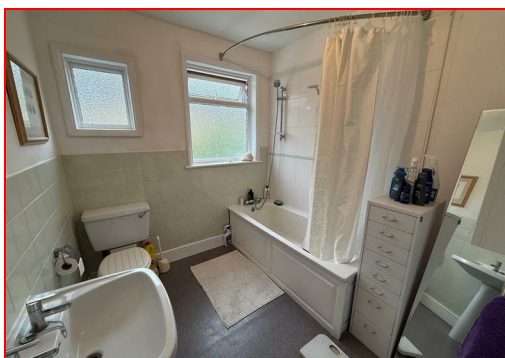
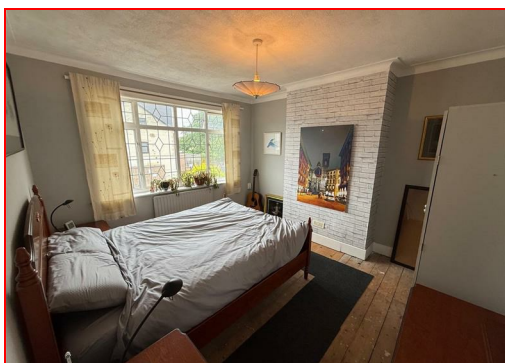
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

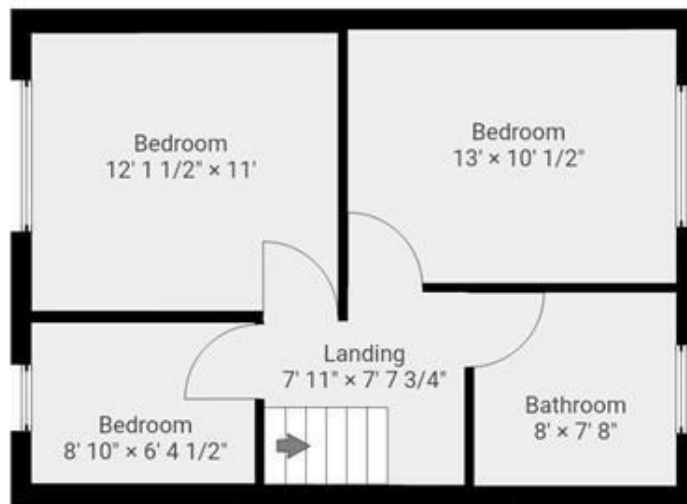
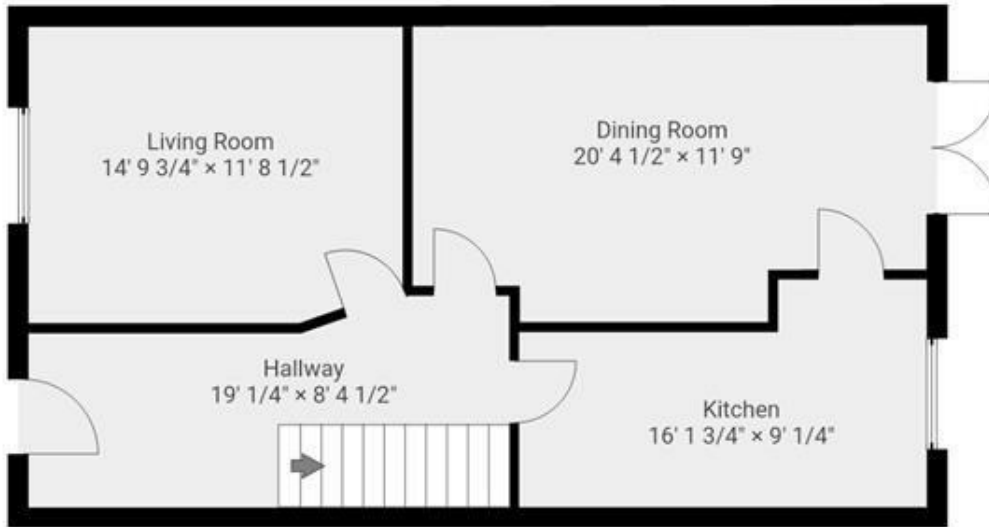
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

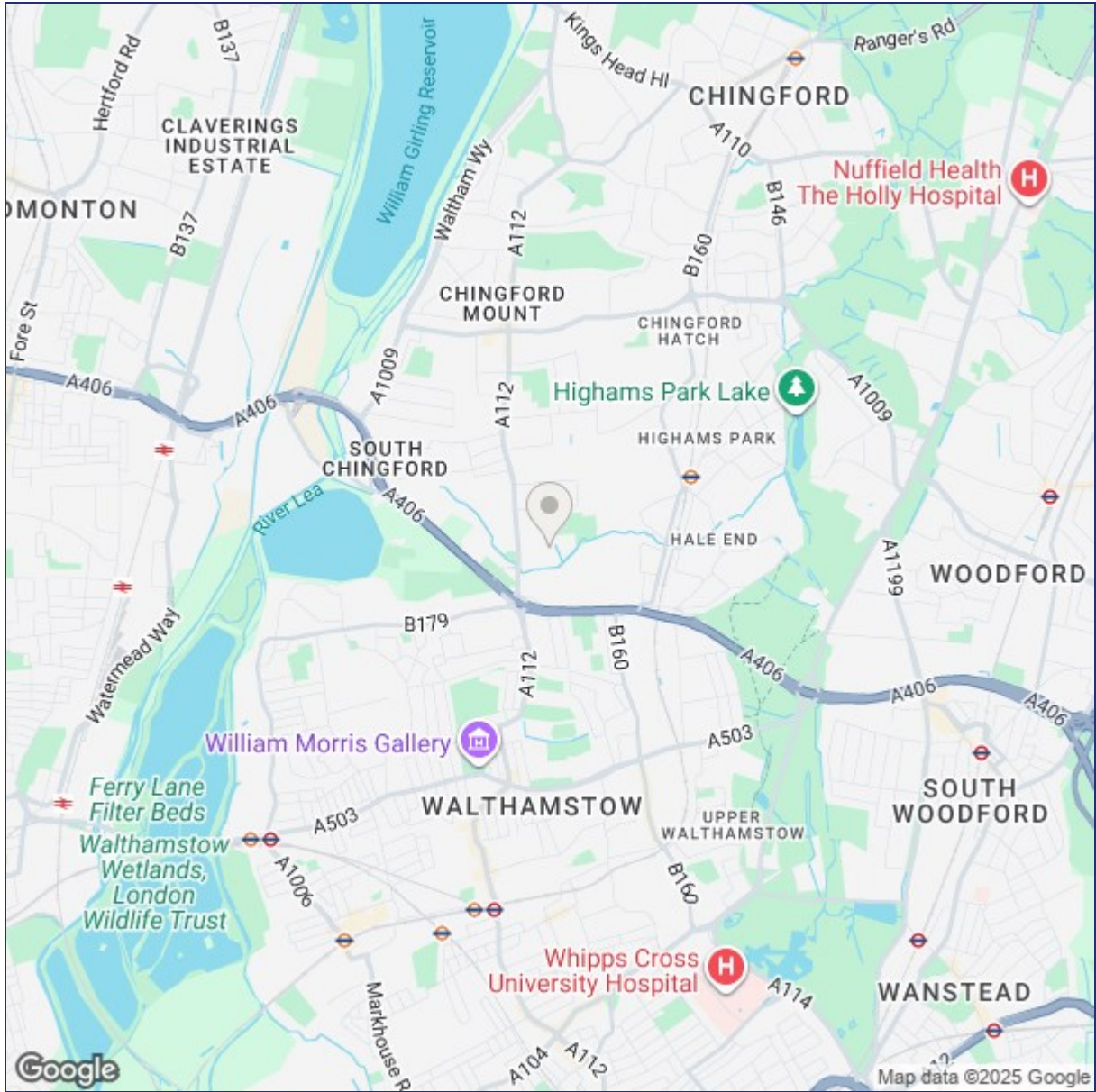
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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

("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.

