



**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)**

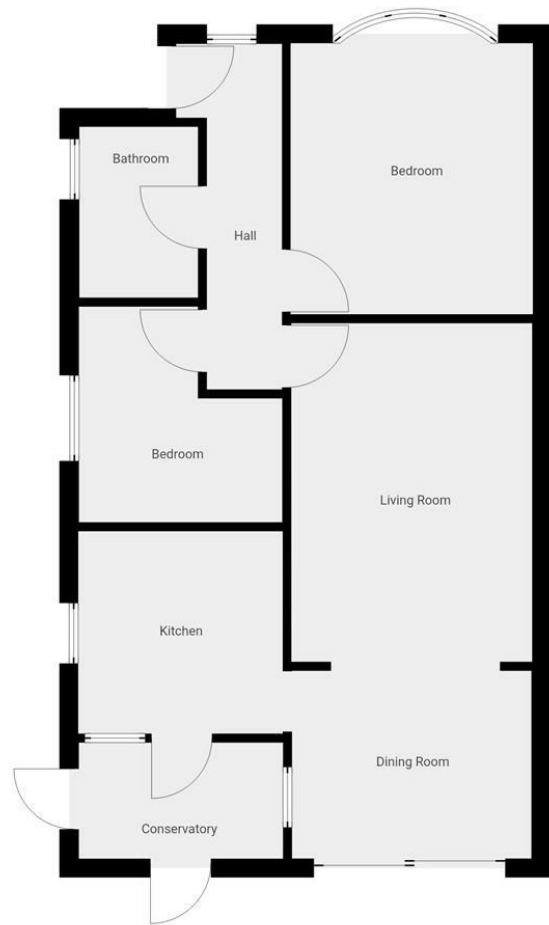
**BATHROOM 7'5 x 5'2 (2.26m x 1.57m)**

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

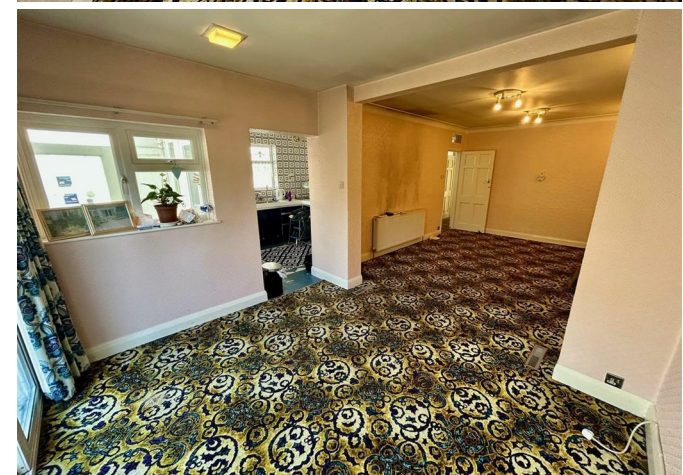
## GARAGE

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The UK's number one property website

