

86 Old Church Road  
Chingford  
E4 8BX

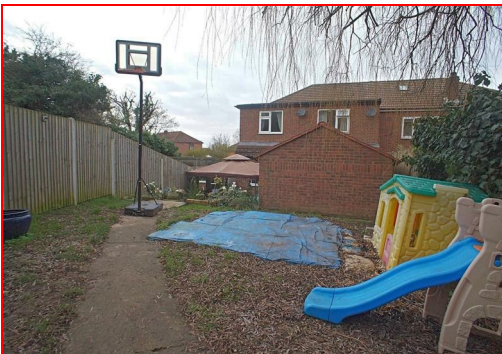
T: 0208 524 7444  
www.kings-group.net



## Eatons Mead, Chingford E4 8AN



**Offers In Excess Of £550,000 Freehold**



## FIVE BEDROOM SEMI-DETACHED HOUSE!

KINGS ARE DELIGHTED TO PRESENT FOR SALE THIS 4/5 BEDROOM SEMI-DETACHED HOUSE WITH POTENTIAL! THE PROPERTY BOASTS MANY FEATURES WHICH INCLUDES DOUBLE GLAZING, GAS CENTRAL HEATING, A LARGE LOUNGE, LEADING ONTO A MODERN FITTED KITCHEN DINER, DOWNSTAIRS WC. TO THE FIRST FLOOR A DOUBLE MASTER BEDROOM SERVICED BY AN EN SUITE, THREE GOOD SIZED BEDROOMS AND A FAMILY BATHROOM. THIS PROPERTY HAS BEEN FULLY MODERNISED AND WILL MAKE A FANTASTIC LARGE FAMILY HOME.

PLEASE CALL FOR FURTHER DETAILS AND TO ARRANGE YOUR VIEWING!

EPC RATING- D  
TENURE - FREEHOLD  
COUNCIL TAX BAND - D

**Hall 11'9 7'5**

**Reception Room 21'1 14'6**

**Kitchen 19'11 21'10**

**Downstairs W/C 2'6 3'5**

**Study 10'0 7'6**

**Bedroom 11'8 9'4**

**Master Bedroom 14'0 10'4**

**En-Suite 10'4 4'0**

**Bedroom Two 11'11 11'7**

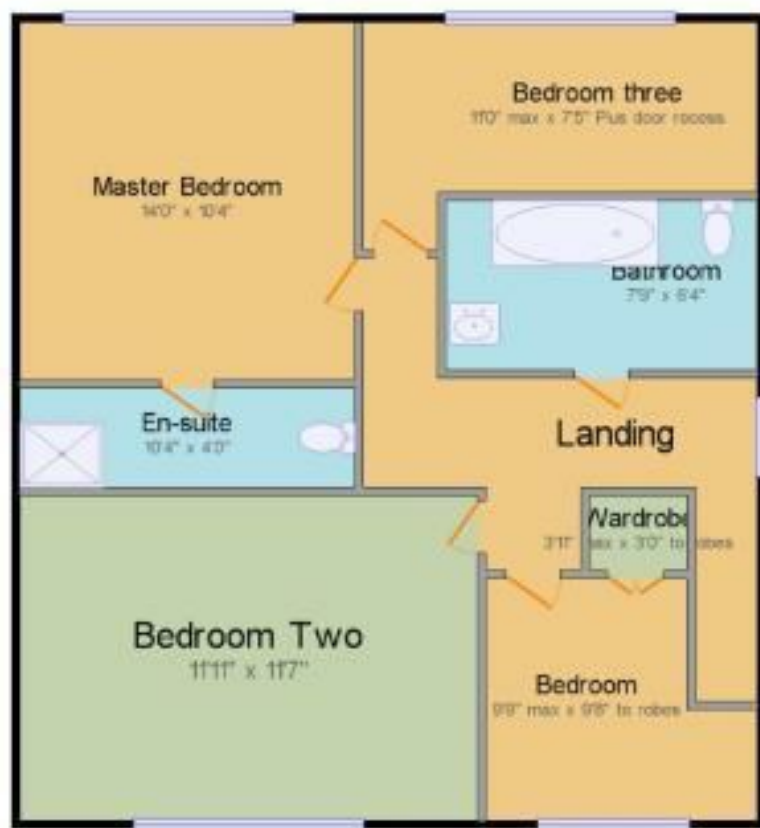
**Bedroom Three 11'11 7'5**

**Bedroom Four 9'9 9'8**

**Bathroom 7'9 6'4**

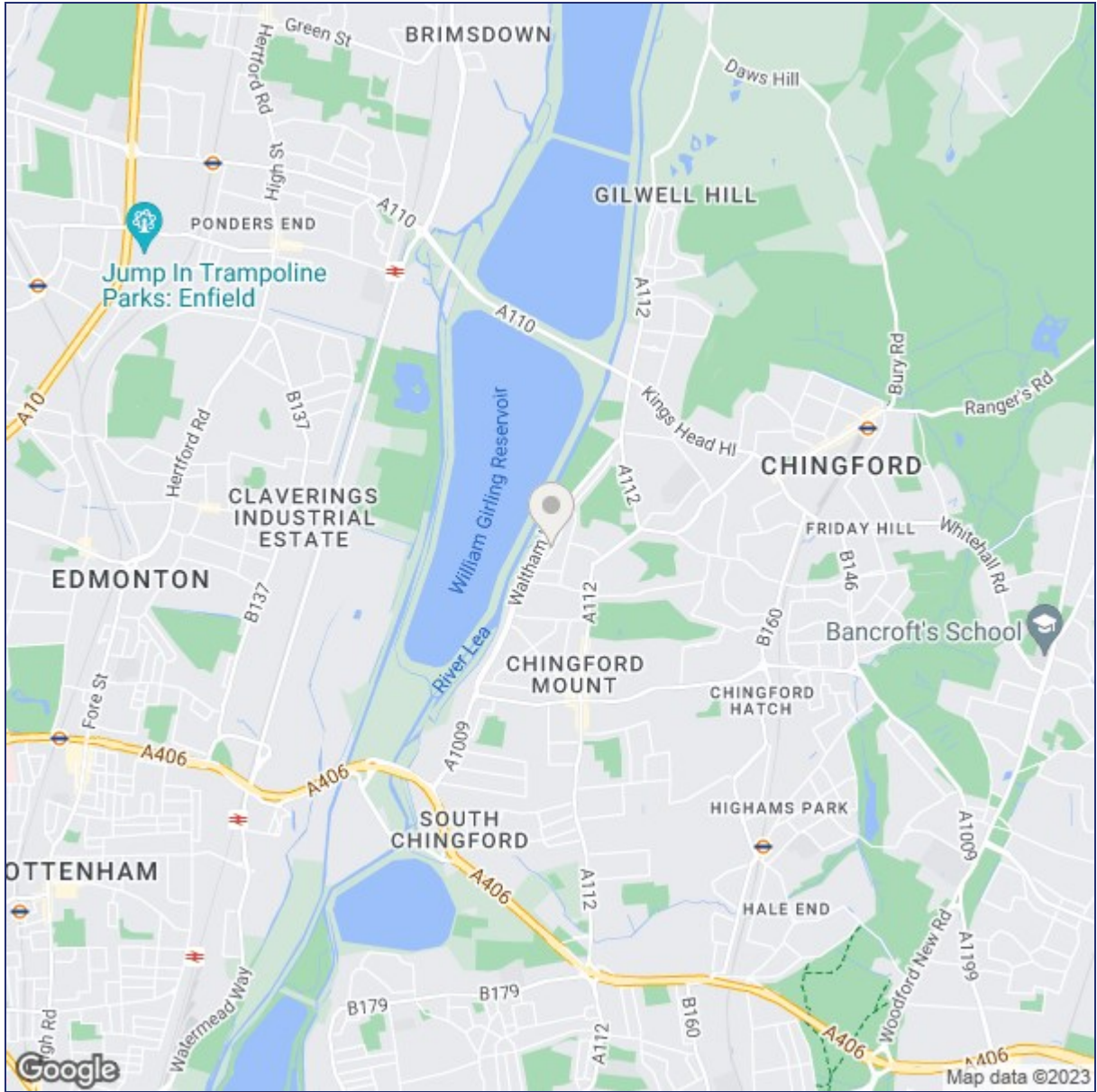


Ground Floor



Total approx floor area: 2060.1 ft<sup>2</sup> (191.4 m<sup>2</sup>)  
 Ground Floor: 1126.8 ft<sup>2</sup> (104.7 m<sup>2</sup>)  
 1st Floor: 933.3 ft<sup>2</sup> (86.7 m<sup>2</sup>)

1st Floor



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	
67	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

