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Burnham Road, E4 8PA



Guide Price £540,000 Freehold

***** 3 BEDROOM FAMILY HOUSE *****

Kings of Chingford are delighted to present to the market this wonderful three bedroom end terrace house.

Situated on the peaceful, residential, Burnham Road you are located near to a variety of local amenities. Also boasting excellent transport links with easy access to the A406.

The residence itself is arranged over two floors. The ground floor is comprised of a bright and airy through lounge consisting of a dining and lounge area. The kitchen is complete with base & eye level units and tiled splash backs. The ground floor also benefits from a rear extension.

To the first floor you have three generous bedrooms, with both bedroom one and two including built in storage. The family bathroom is fully tiled and furnished with a three piece suite.

To the front of the property is a block paved driveway with space for 2 vehicles. To the rear you have an extensive partially paved, partially laid to lawn garden bordered with mature flower beds and well established trees. The garden space is the perfect spot to spend your summer months. This fantastic home also has the addition of secure side access.

With potential to extend STPP and providing a lot of scope to really put your own stamp on, this home is well suited to first time buyers or those of you looking to upsize.

Call our office now to arrange your viewing and avoid disappointment.

Tenure - Freehold.
Council Tax Band - D.
EPC - E.

DINING AREA 11'42 x 10'76

LOUNGE AREA 13'44 x 11'60

KITCHEN 7'95 x 6'36

EXTENSION 16'75 x 5'81

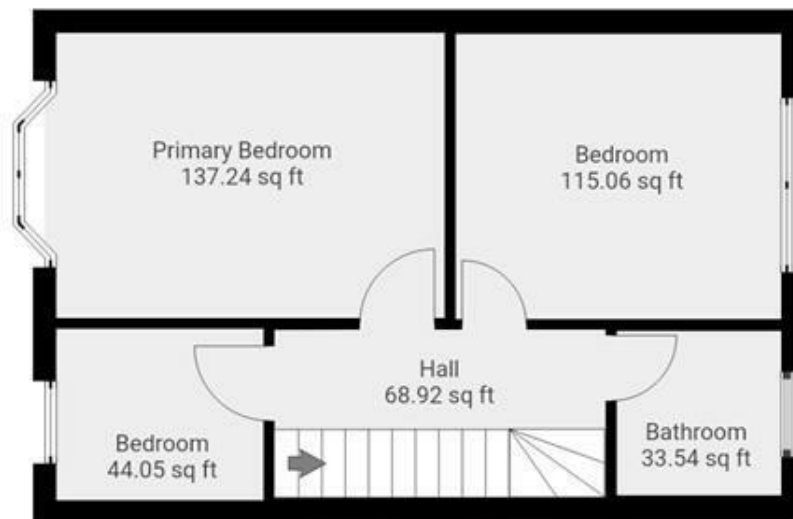
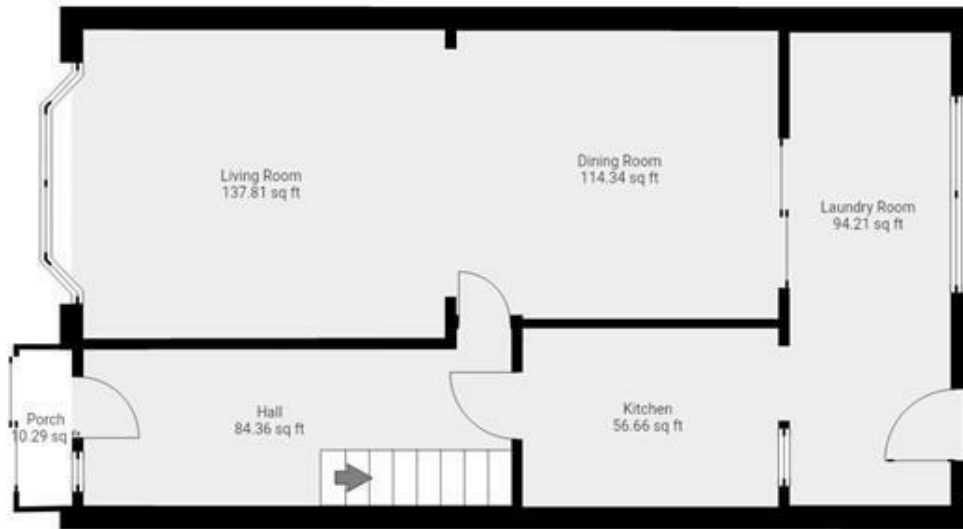
BEDROOM ONE 13'8 x 10'07

BEDROOM TWO 11'53 x 10'07

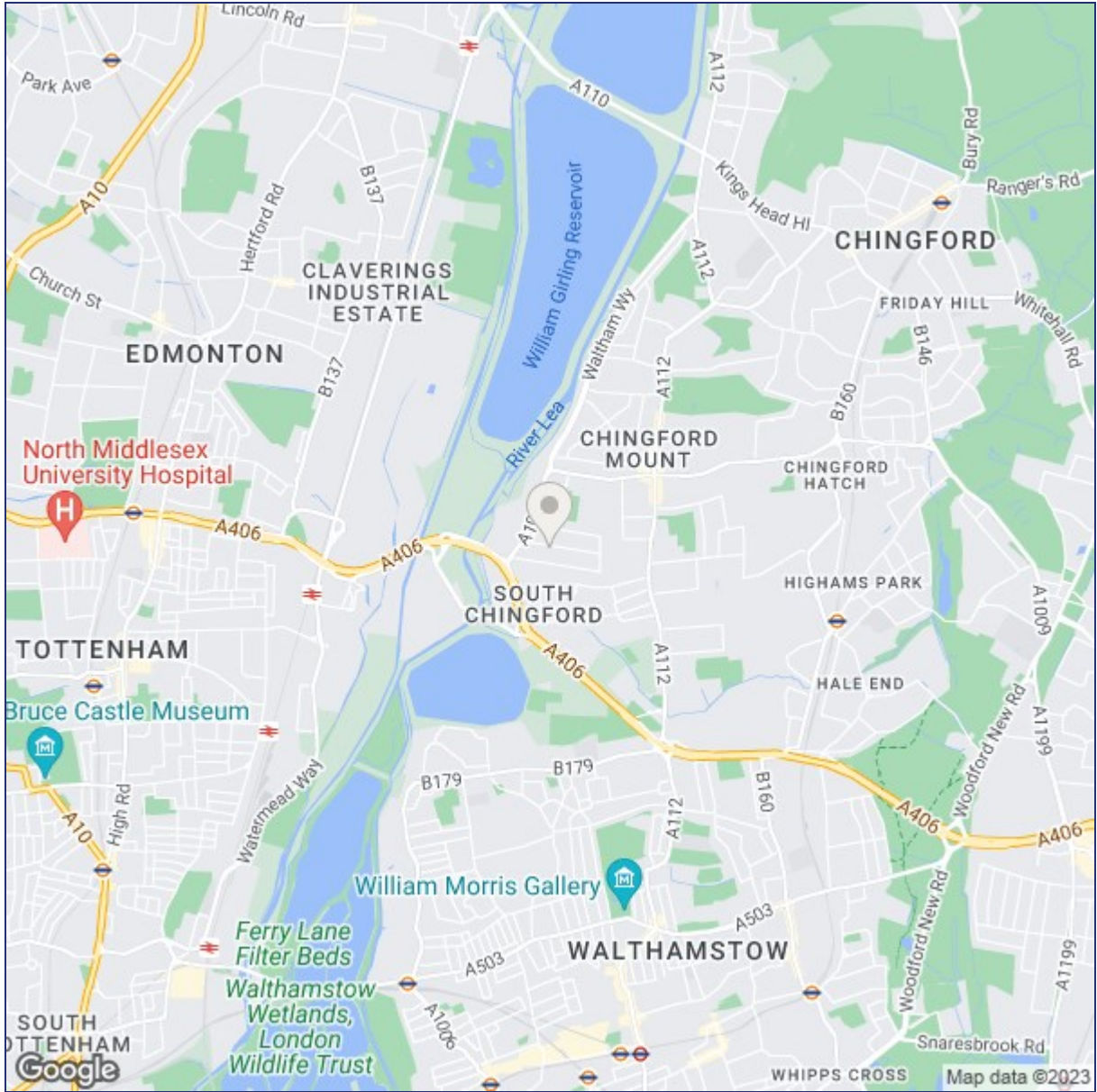
BEDROOM THREE 7'36 x 6'04

BATHROOM 5'96 x 5'96





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>87</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>50</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

("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.

