

86 Old Church Road
Chingford
E4 8BX

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



Hollywood Road, E4 8JE



Offers In Excess Of £500,000 Freehold



Kings Group of Chingford present this three-bedroom semi-detached property to the market. The ground floor comprises an entrance hallway providing access to a living room and separate dining room, a kitchen fitted with base and eye level units, roll-top work surfaces and tiled splashbacks, and a downstairs WC. The first floor includes two double bedrooms, a single bedroom and a family bathroom. Externally, the rear of the property features a garden laid to lawn with side access, while the front offers off-street parking.

Hollywood Road is located in a residential area of Chingford, close to a range of local amenities. Chingford Overground station is within easy reach, offering direct links into London Liverpool Street, while several bus routes serve the surrounding area. A number of primary and secondary schools are nearby, along with local shops, green spaces and access to the A406 and M11 for road connections.

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 12'8 x 11'7

RECEPTION 11'10 x 11'05

KITCHEN 17'02 x 7'3

DOWNSTAIRS WC 5'04 x 2'04

LANDING

BEDROOM 13'00 x 9'00

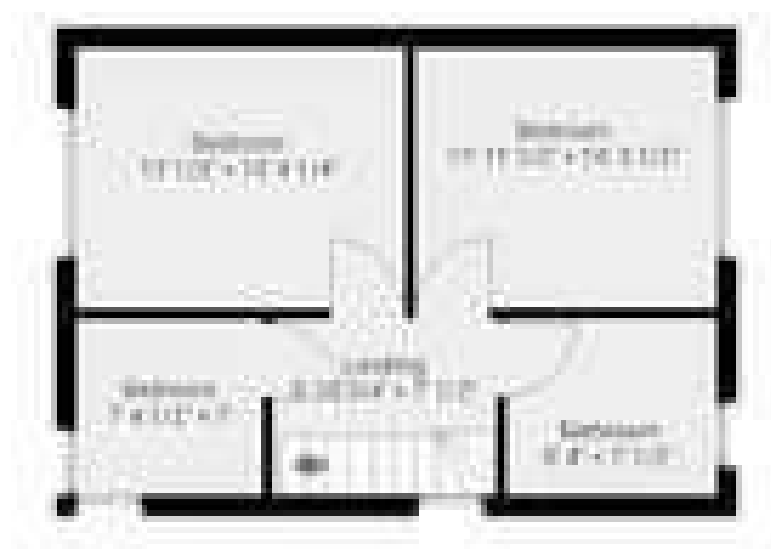
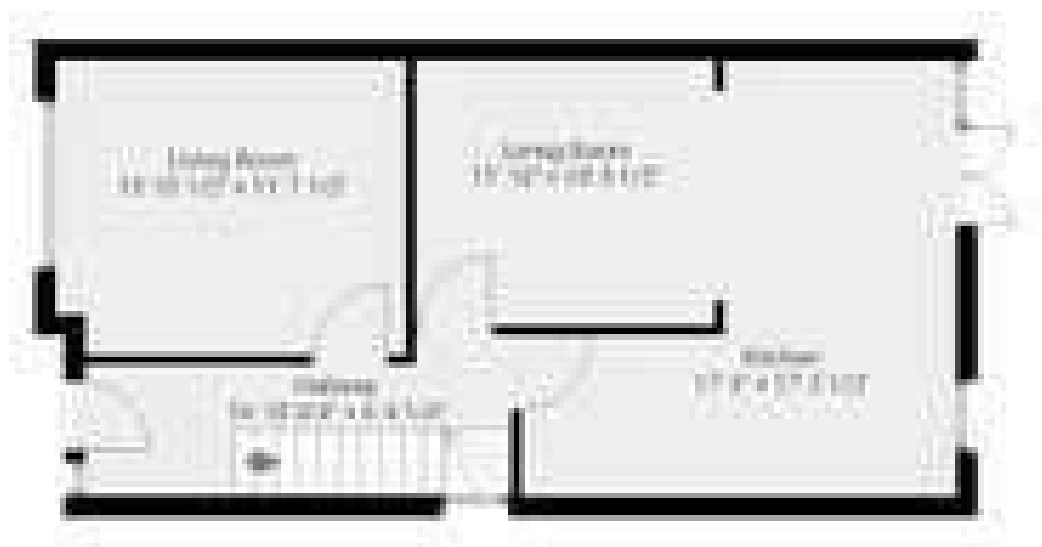
BEDROOM 10'03 x 11'11

BEDROOM 7'04 x 7'01

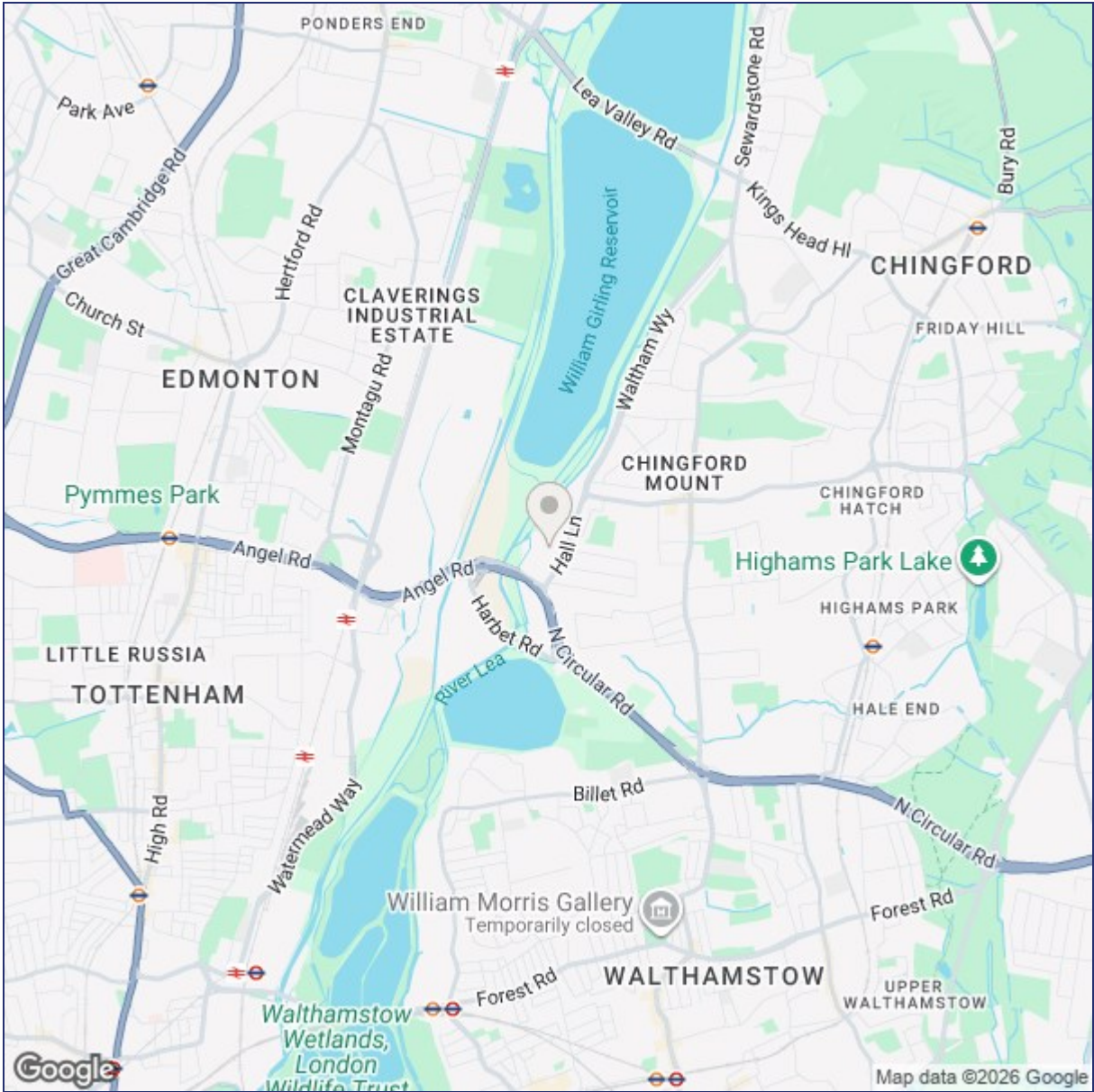
FAMILY BATHROOM

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.



THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



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	EU Directive 2002/91/EC		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.

