

86 Old Church Road  
Chingford  
E4 8BX

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www.kings-group.net



## Manor Farm Drive, E4 6HU



**Offers In Excess Of £455,000 Freehold**



Kings Group Chingford present this two-bedroom end-of-terrace home on Manor Farm Drive in the established Friday Hill area of Chingford. The property offers a functional and well-laid-out living space over two floors. The ground floor includes a reception room with wood flooring and a fitted kitchen overlooking the rear garden, providing practical accommodation for everyday living. On the first floor, there are two bedrooms and a contemporary family bathroom, with the main bedroom benefiting from a mezzanine level that can be used as additional storage, a workspace, or a small study area.

Externally, the property features a rear garden with side access. Gas central heating and double-glazed windows are installed throughout. The home is located within easy reach of local shops, schools, and amenities, with Epping Forest nearby offering open green spaces. Transport links to surrounding areas are accessible, and there is potential to extend subject to planning permission.

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

Broadband (estimated speeds)  
Standard 9 mbps  
Superfast 65 mbps  
Ultrafast 5000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 13'8 x 15'2**

**KITCHEN 6'4 x 15'0**

#### LANDING

**BEDROOM 9'3 x 14'1**

**BEDROOM 11'1 x 9'8**

**BATHROOM 6'3 x 7'2**

#### DISCLAIMER

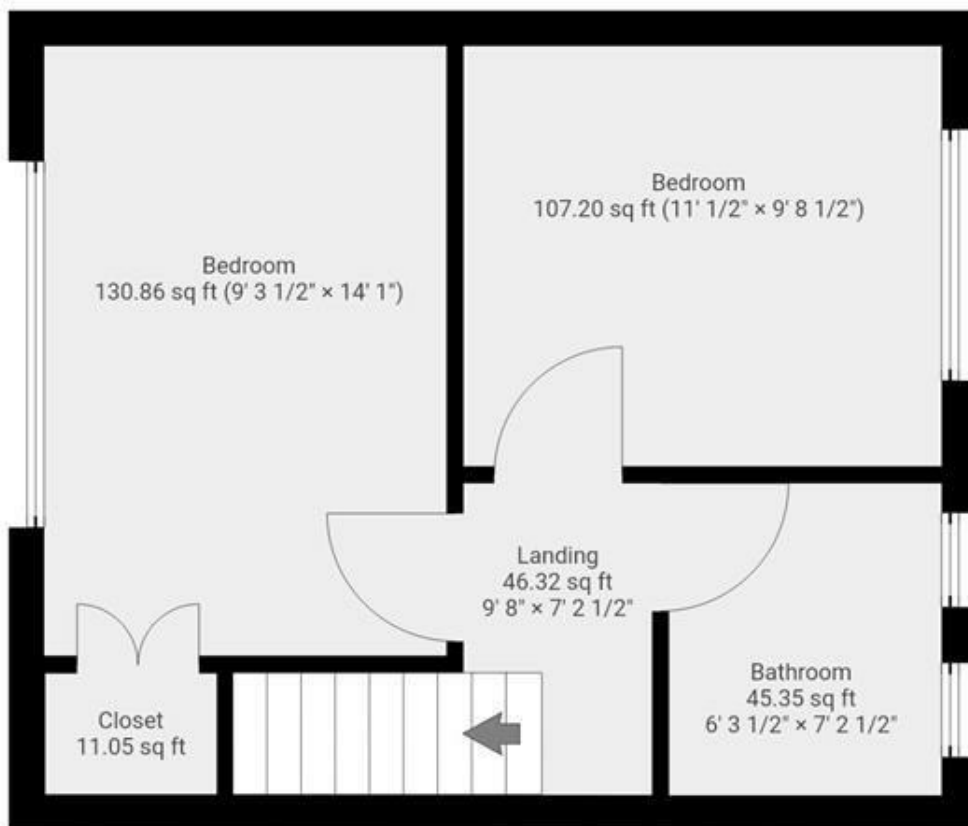
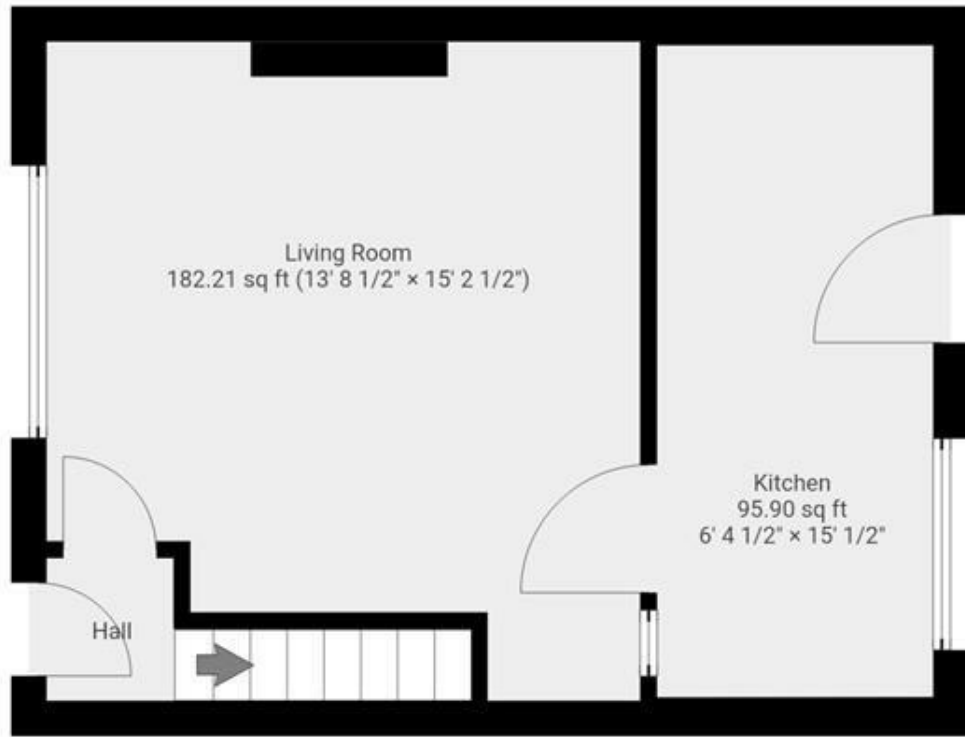
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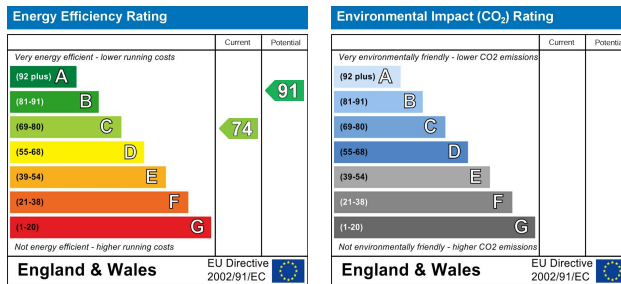
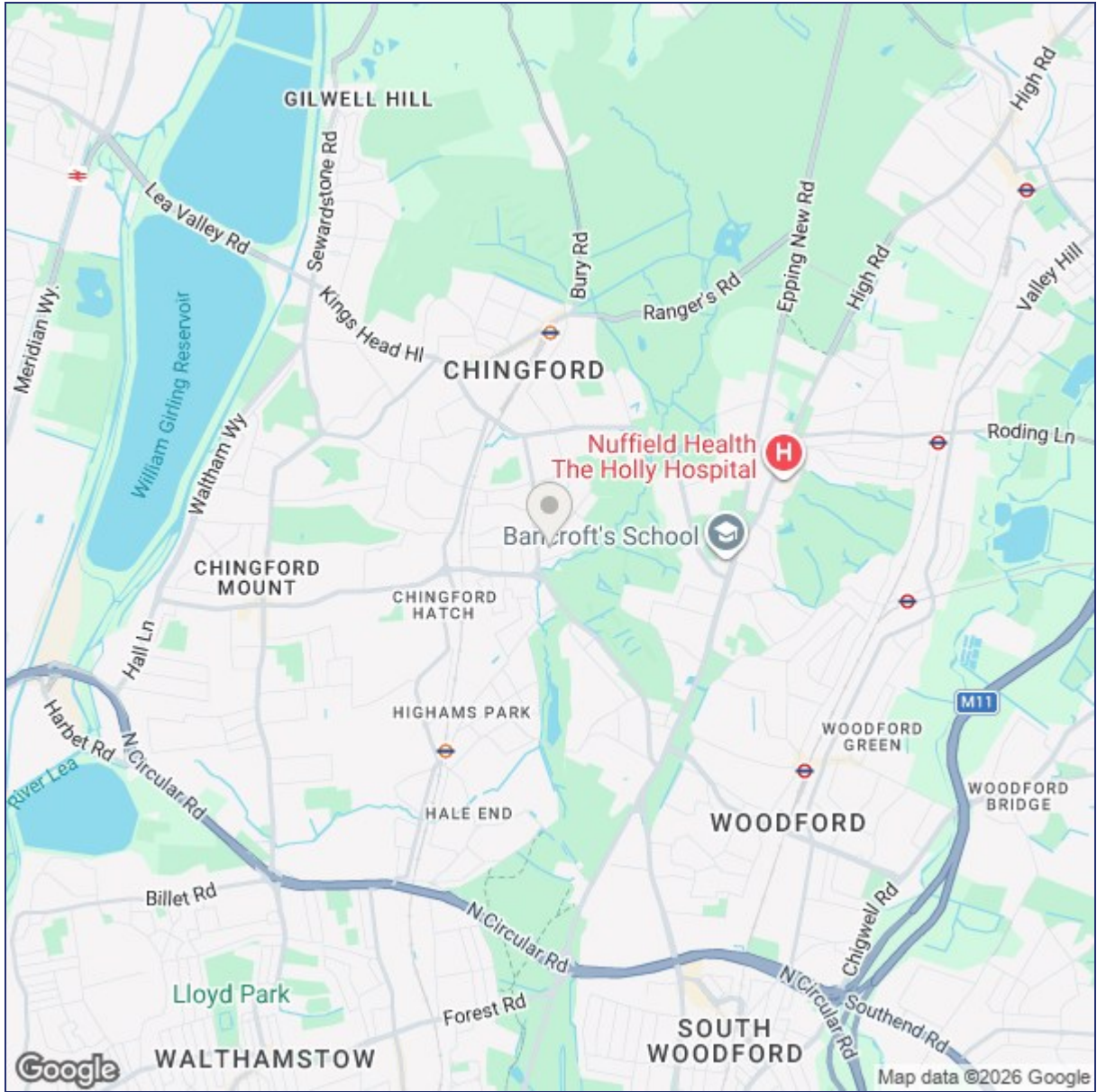
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