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Leonard Road, E4 8NE



Guide Price £480,000 Freehold

CHAIN FREE

3 BEDROOM TERRACED HOUSE!

Kings of Chingford are delighted to offer to the market as exclusive agents, this well located three bedroom family home.

The residence is arranged over two floors. The ground floor is comprised of an open plan kitchen/dining room, the kitchen has been finished with wood base and eye level units, laminate work tops and tiled splash backs, the dining space affords plenty of space for a dining table & chairs. The ground floor also includes a separate living room, with a bay window, ensuring a real sense of light and space. The wet room is situated on the ground floor and is finished with a modern white hand basin and toilet.

To the first floor you have three generously sized bedrooms, with ample space for freestanding storage.

To the rear you have a partially paved, partially laid to lawn garden, the ideal space to while away the summer months.

Being placed just a minutes walk to the nearest amenities also boasting superb transport links.

This excellent opportunity is well suited to first time buyers.

Call one of our 2 Chingford offices now to arrange your viewing an avoid disappointment.

LIVING ROOM 13'5 x 10'5

KITCHEN/DINING ROOM 22'14 x 16'16 x 7'3 x 8'4

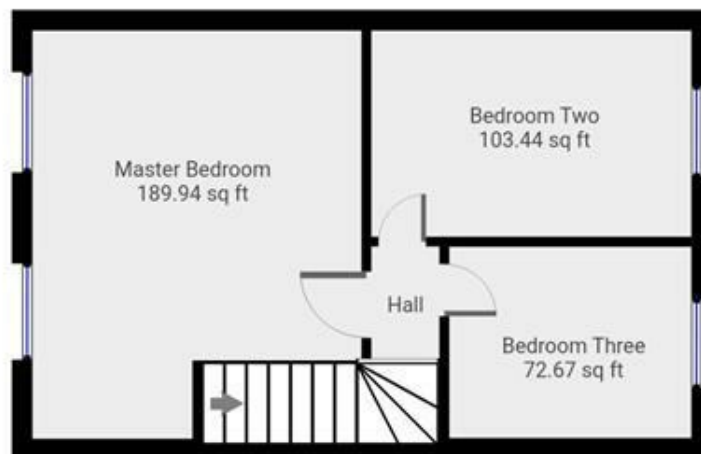
WET ROOM 8'4 x 8

MASTER BEDROOM 16'2 x 12'4 x 6'4

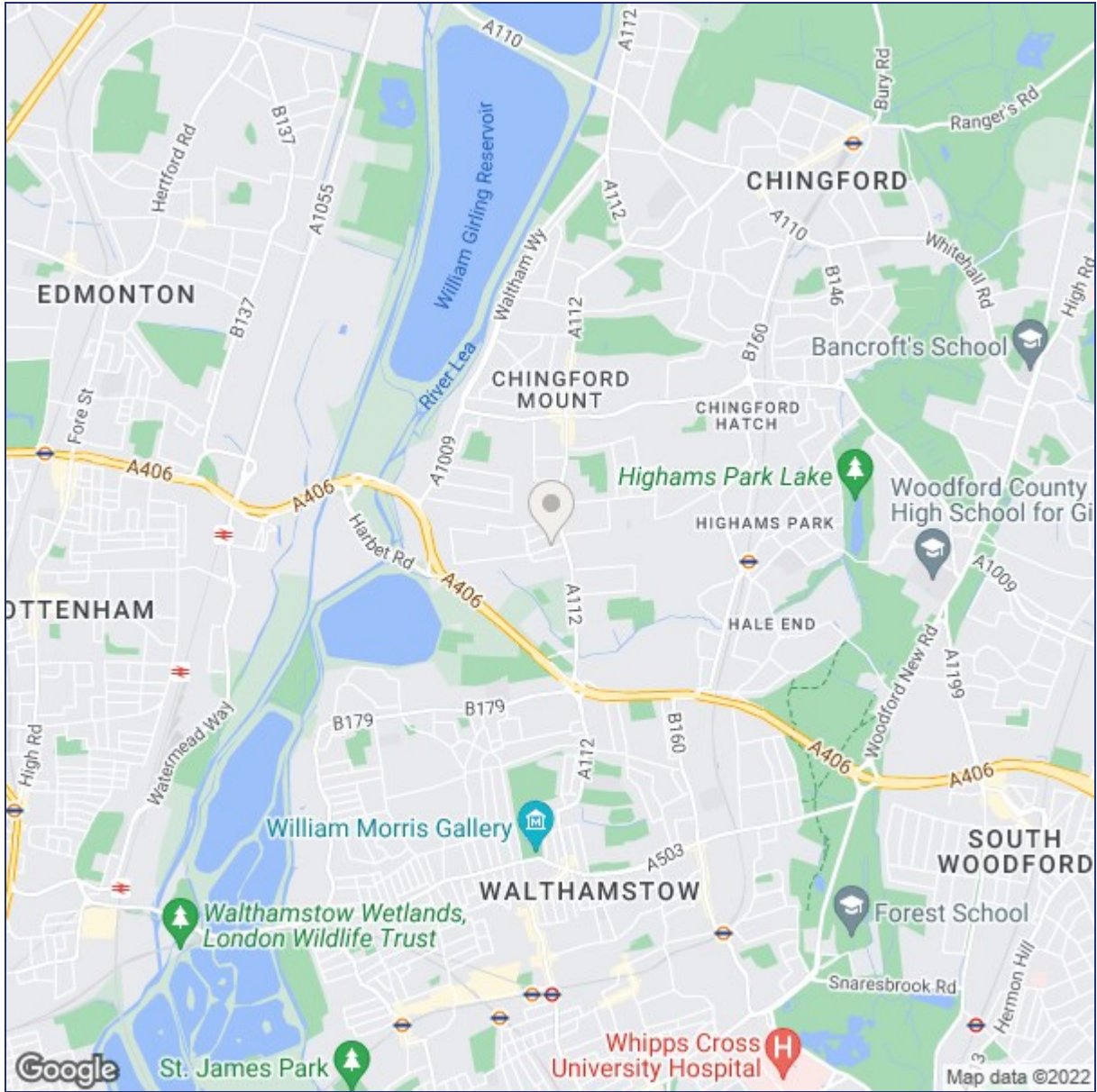
BEDROOM TWO 12'8 x 8'2

BEDROOM THREE 9'72 x 7'7





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.

