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## Keatley Green, E4 8YH



**Guide Price £525,000 Freehold**



**\*\*\*3 BEDROOM TOWNHOUSE\*\*\***

Kings of Chingford are delighted to offer to the market this lovely three bedroom townhouse. Situated in a peaceful residential road with local amenities just a short walk from the property.

Arranged over three floors, the ground floor is comprised of a dining room, kitchen and downstairs WC. The kitchen has been finished with light wood, base and eye level units and some integrated appliances.

To the first floor you have a generously sized bedroom with ample space for freestanding storage and the main reception room with Juliette balcony.

To the second floor you have a further two double bedrooms and the fully tiled, family bathroom completed with a modern white three piece suite.

You have a paved, walled frontage with bin storage, overlooking a children's playground, ideal for families. To the rear you have an extensive partially paved, partially laid to lawn garden.

This home is well suited to first time buyers and families. Call our Chingford office now to arrange your viewing and avoid disappointment.

Tenure-Freehold  
Council Tax Band- D  
EPC Rating - D

**DINING ROOM 14'00 x 10'07**

**KITCHEN 10'07 x 10'06**

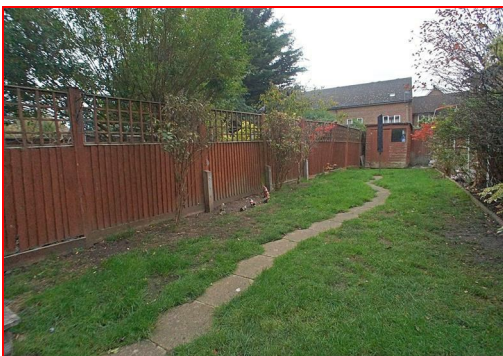
**BEDROOM ONE 11'06 x 11'06**

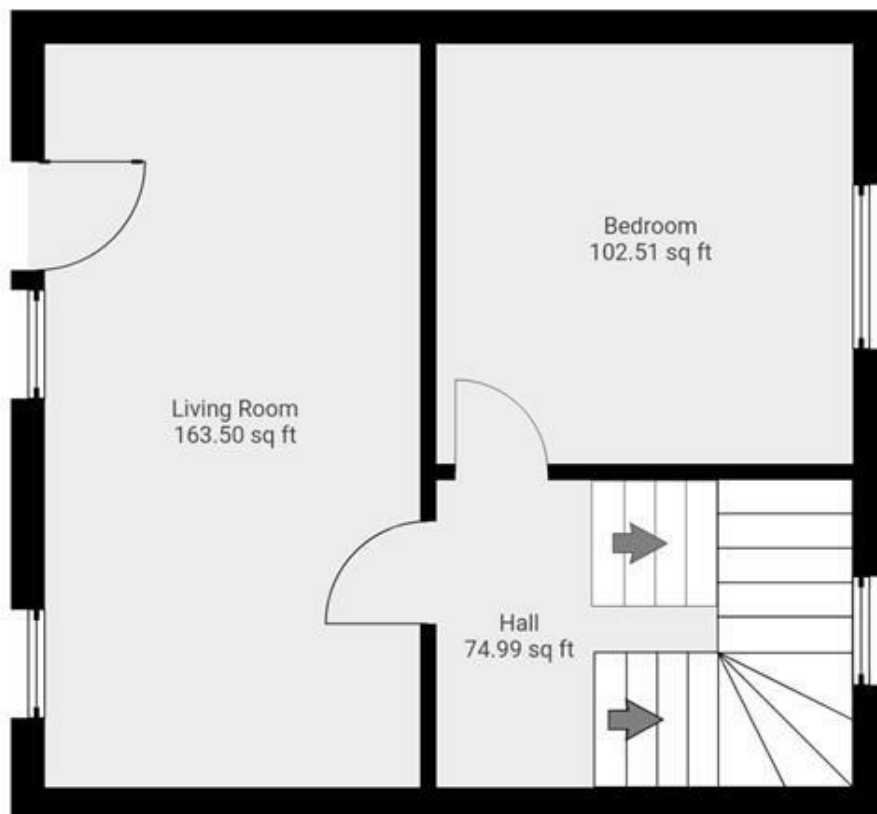
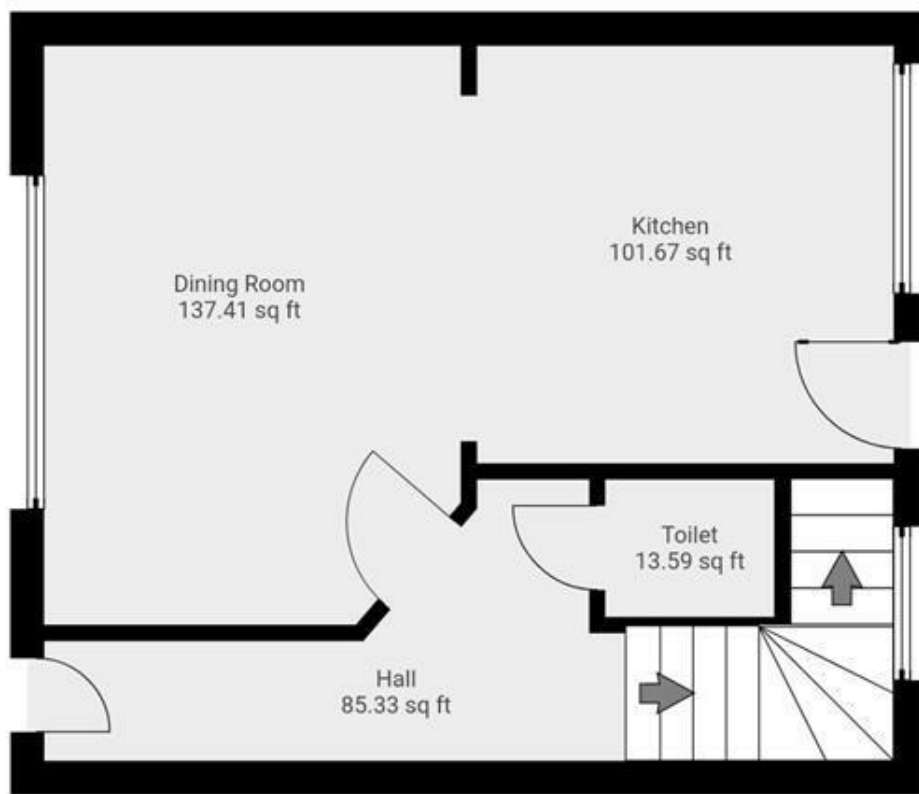
**BEDROOM TWO 10'11 x 10'08**

**BEDROOM THREE 10'07 x 8'11**

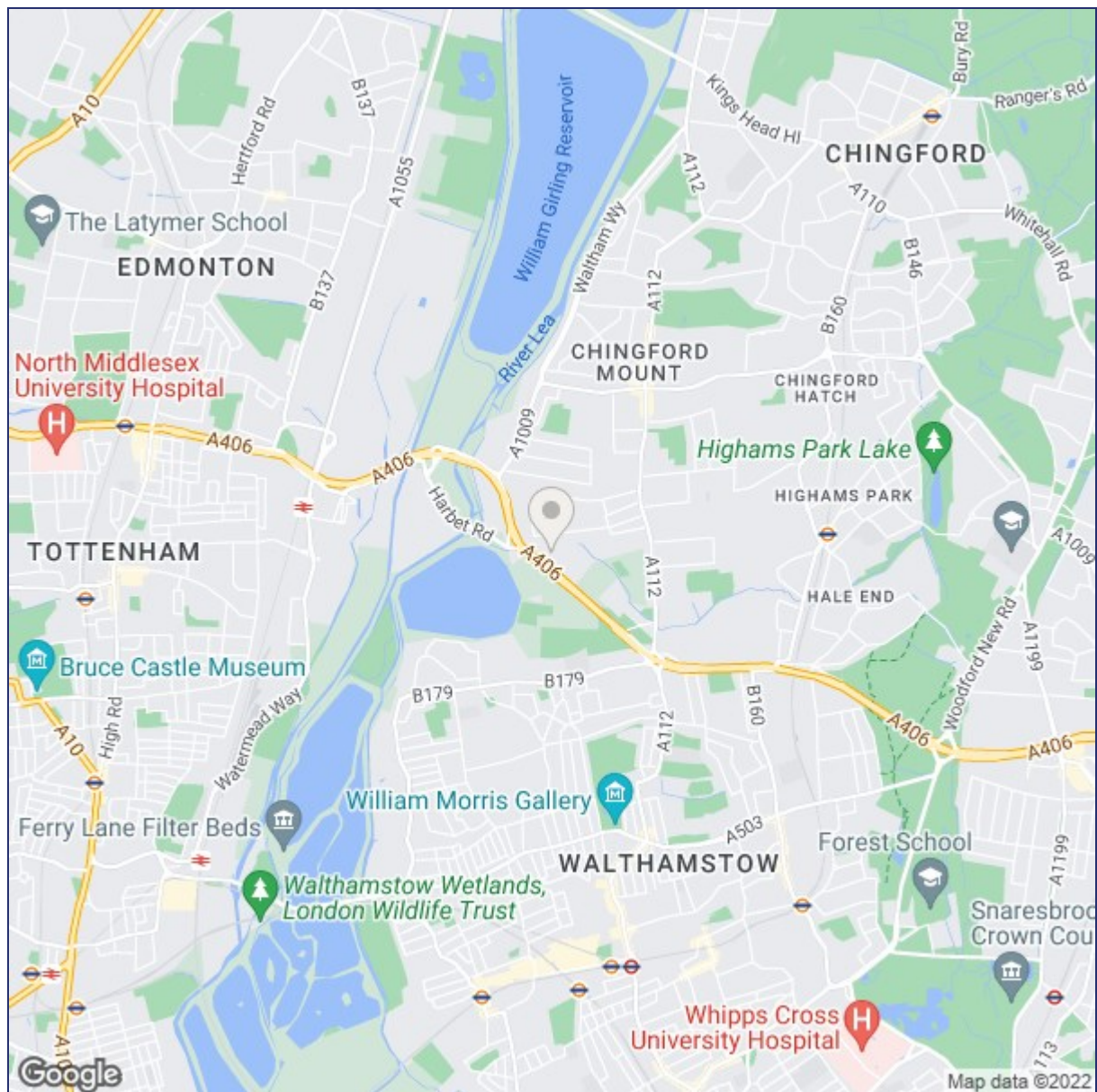
**RECEPTION ROOM 18'04 x 9'09**

**BATHROOM 6'03 x 6'01**





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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			
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.

