

86 Old Church Road
Chingford
E4 8BX

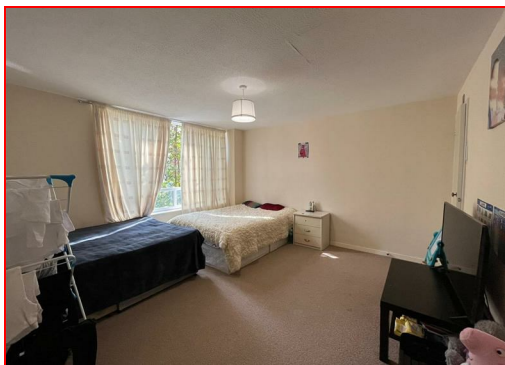
T: 0208 524 7444
www.kings-group.net



Long Leys, E4 9LW



Offers In Excess Of £425,000 Freehold



3 BEDROOM END OF TERRACE TOWNHOUSE

**AVAILABLE VACANT POSSESSION FROM MARCH 2024

*** VIEWING AVAILABLE NOW**

Kings of Chingford are delighted to offer to the market this well presented three bedroom townhouse.

Situated just a short walk from Higham's Park station you are well located with excellent transport links. Also falling into the catchment area for some great local schools with a variety of amenities on your doorstep.

The property itself is arranged over three floors. The ground floor is comprised of an open plan kitchen/dining room, downstairs cloakroom and W/C.

The first floor offers your main reception room and the first of three double bedrooms. The second floor consists of two generous double bedrooms and the main family bathroom, completed with a modern white three piece suite.

To the front of the property you have off street parking for at least one vehicle. To the rear you have a good size laid to lawn garden. Perfect for families to spend their summer months.

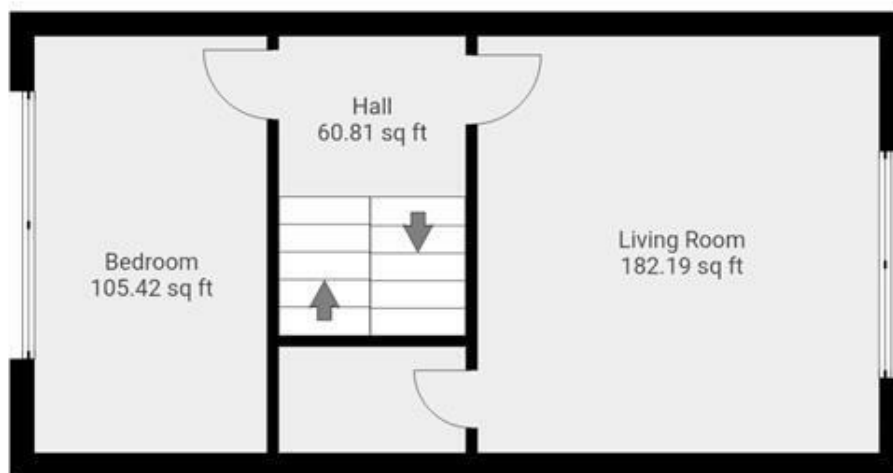
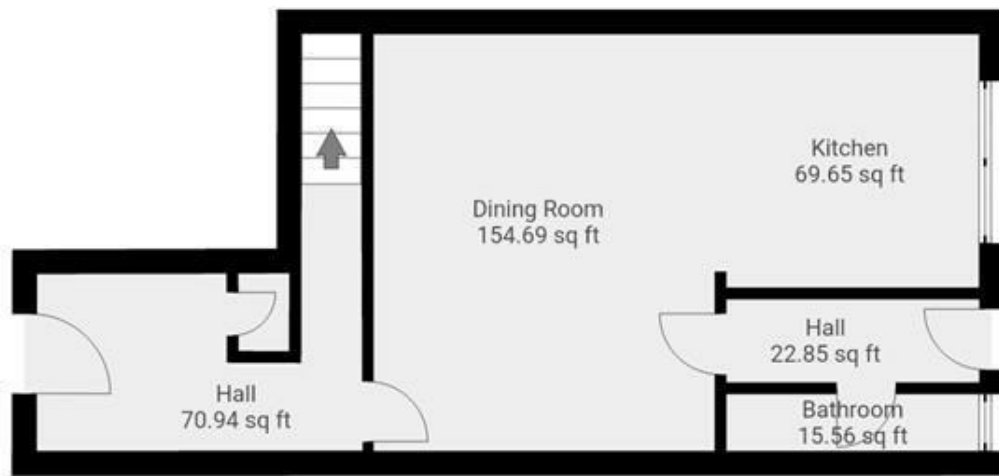
This property really is a blank canvas and oozes with lots of potential to be transformed into your perfect family home.

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

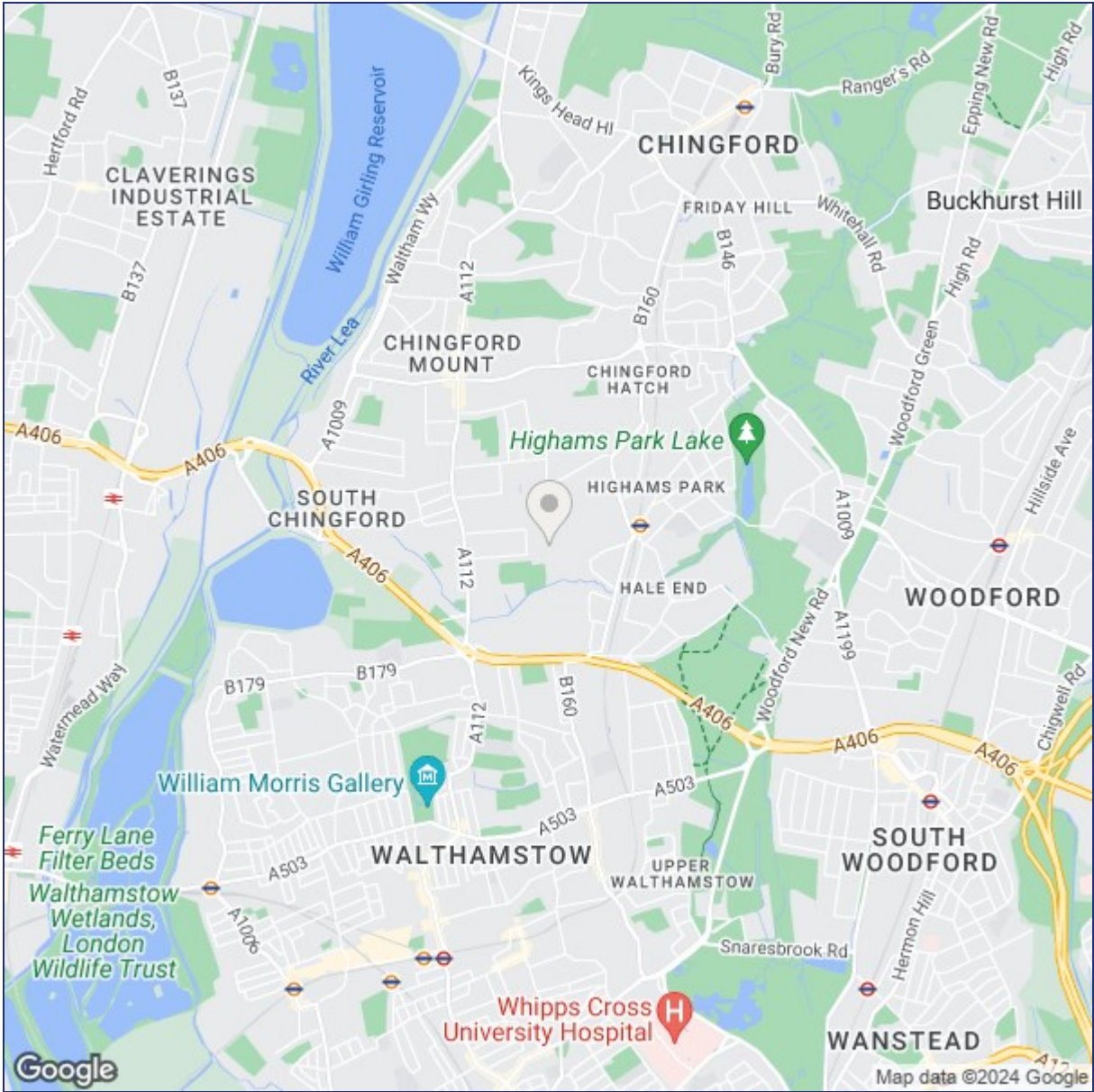
EPC - C

Council Tax Band - B

Tenure - Freehold



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			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		86	(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			England & Wales		
EU Directive 2002/91/EC			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.

