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Burnham Road, E4 8PD



Offers In Excess Of £520,000 Freehold



*** 3 BEDROOM TERRACED HOUSE *** £530,000 to £550,000 ***

Kings Group are delighted to offer to the market this spacious three-bedroom terraced house. Situated just a 2 min drive to the A406 and boasting easy access to Highams Park station and Walthamstow Station. Also falling into the catchment area for some great local schools and with a variety of local amenities just short distance from your home.



Arranged over two floors, the ground floor benefits from a spacious entrance hall, generous lounge/diner, large kitchen/breakfast room opening to a private rear garden and a convenient utility space.

On the first floor, you are welcomed by two spacious double bedrooms, a further generous single bedroom. The family bathroom is fully tiled and finished with a white three piece suite.



To the front of the property you have a driveway with space for up to 2 vehicles. To the rear you have a partially paved, partially laid to lawn garden, which is approx 100ft.

This lovely home offers a huge amount of potential to extend STPP.

Viewing is by appointment only. Call 0208 524 7444 to book your slot and avoid disappointment.



Tenure-Freehold
Council Tax Band D
Energy Rating D.

RECEPTION ROOM 17'1 x 10'10

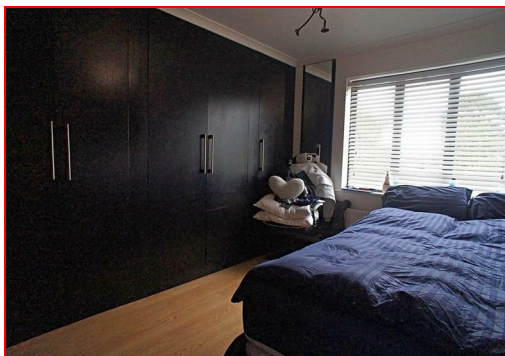
KITCHEN/DINER 17'5 x 7'9

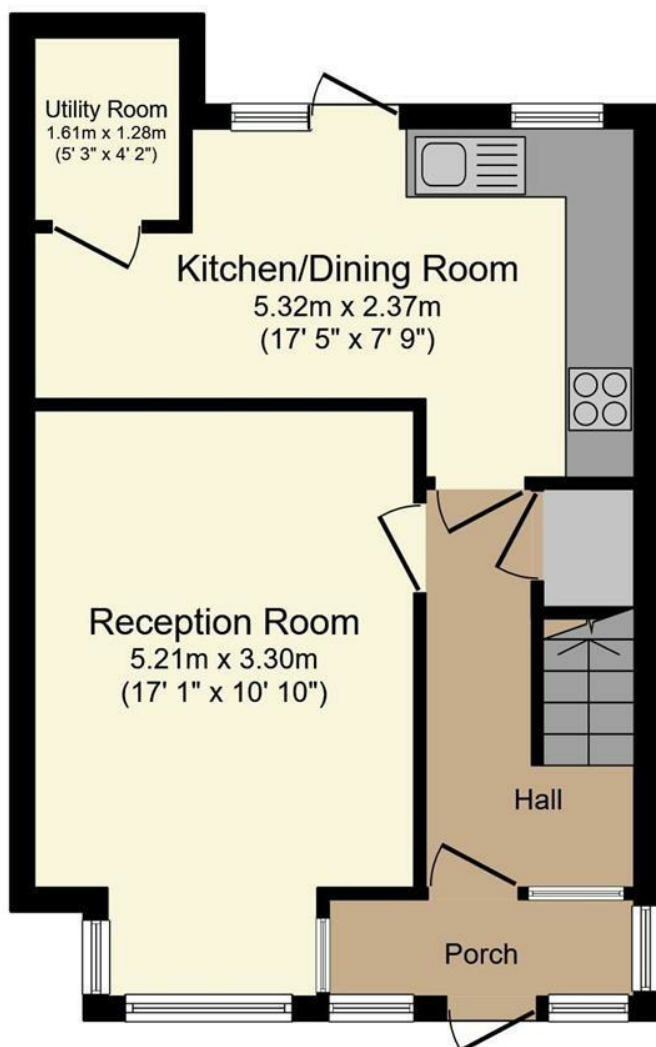
BEDROOM ONE 11'00 x 10'11

BEDROOM TWO 10'11 x 10'11

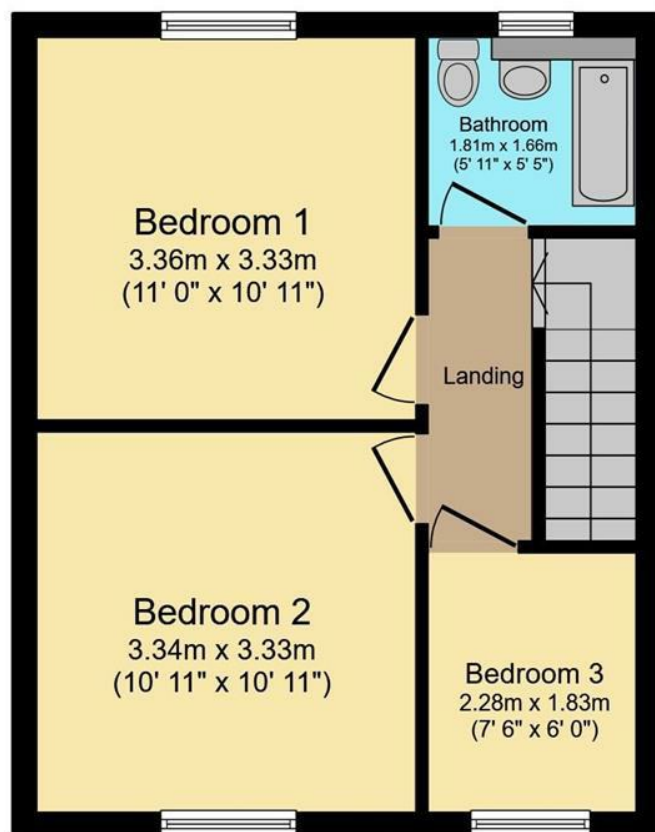
BEDROOM THREE 7'6 x 6'6

BATHROOM 5'11 x 5'5



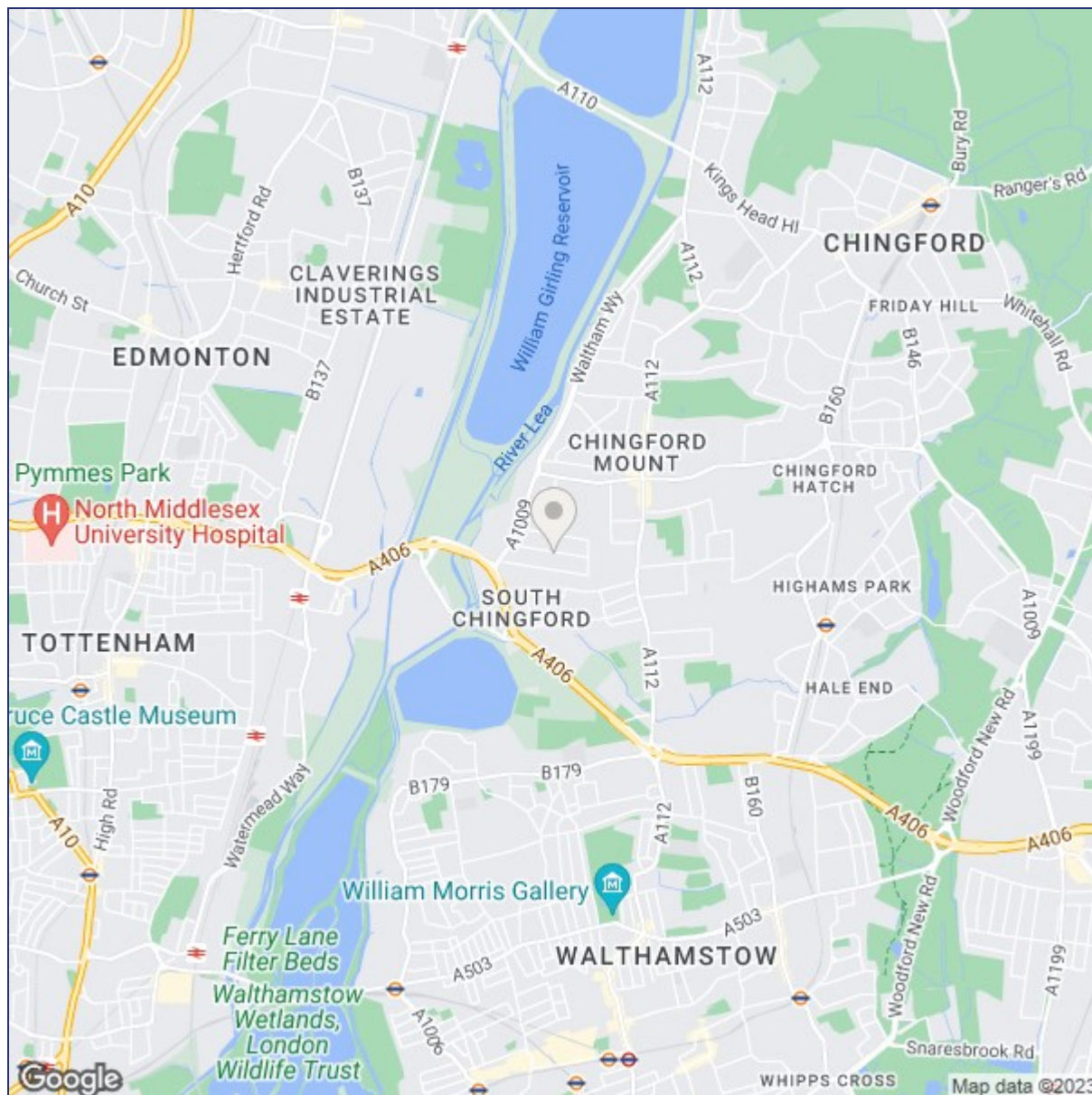


Ground Floor



First Floor

Total floor area 76.2 sq.m. (820 sq.ft.) approx



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.

