

86 Old Church Road
Chingford
E4 8BX

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



Field Close, E4 9DJ



Asking Price £500,000 Freehold



Kings Group are pleased to present this spacious terraced family home, offered to the market with no onward chain and providing well-proportioned accommodation throughout.

The ground floor comprises a generous lounge, benefiting from an abundance of natural light and large sliding doors which open directly onto the rear garden. This creates a bright and versatile living space, ideal for both relaxing and entertaining. The property also benefits from a good-sized rear garden, offering excellent outdoor space for families, gardening enthusiasts or those looking for potential to extend.

The first floor provides well-proportioned double bedrooms, while the property also benefits from a cleverly converted loft room, accessed via a staircase. This versatile space could be utilised as an additional bedroom, home office, nursery, playroom or hobby room, depending on the purchaser's requirements.

The property also offers excellent scope for future improvement and extension, with potential to extend into the loft and to the rear, subject to the necessary planning permissions and building regulations.

Situated in the popular Chingford Mount area, the property is conveniently located for a range of local shops, supermarkets, schools, parks and transport links. Chingford Mount provides a variety of everyday amenities, while the surrounding area offers access to green spaces and excellent transport connections.

This property offers a fantastic opportunity for buyers looking for a spacious family home with no onward chain and the potential to further enhance and extend the accommodation.

Call Kings Group today for further details and to arrange a viewing on 0208 524 7444!

LOUNGE 18'8 x 14'3

KITCHEN DINER 13'2 x 12'2

LANDING

BEDROOM ONE 14'5 x 8'9

BEDROOM TWO 11'5 x 9'4

BEDROOM THREE 10'8 x 6'5

FAMILY BAHTROOM

LOFT ROOM 15'9 x 13'7

DISCLAIMER

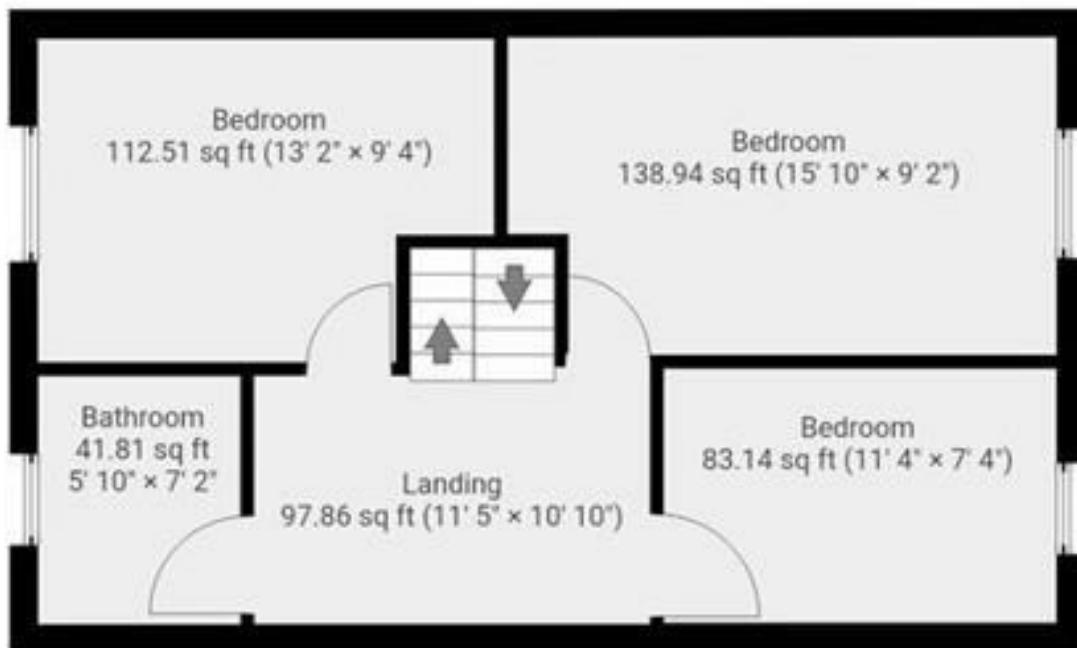
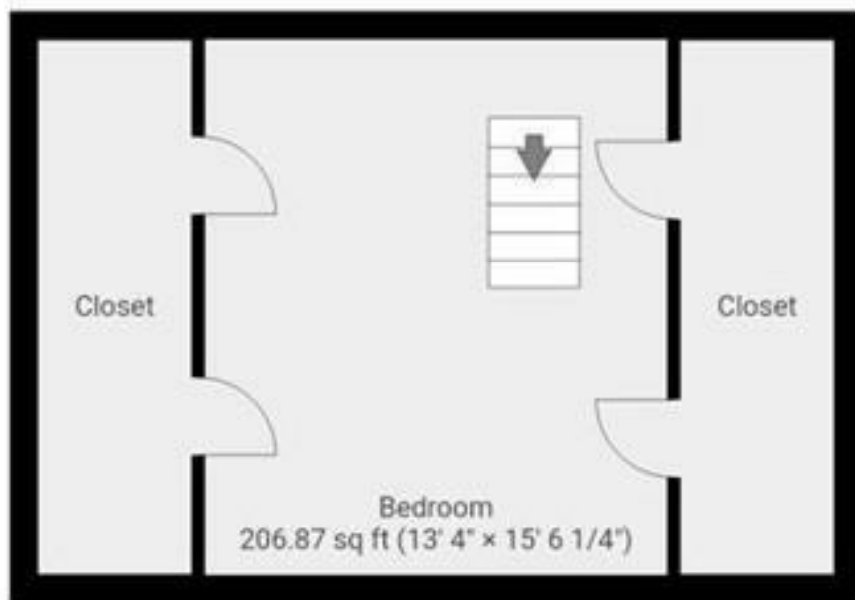
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

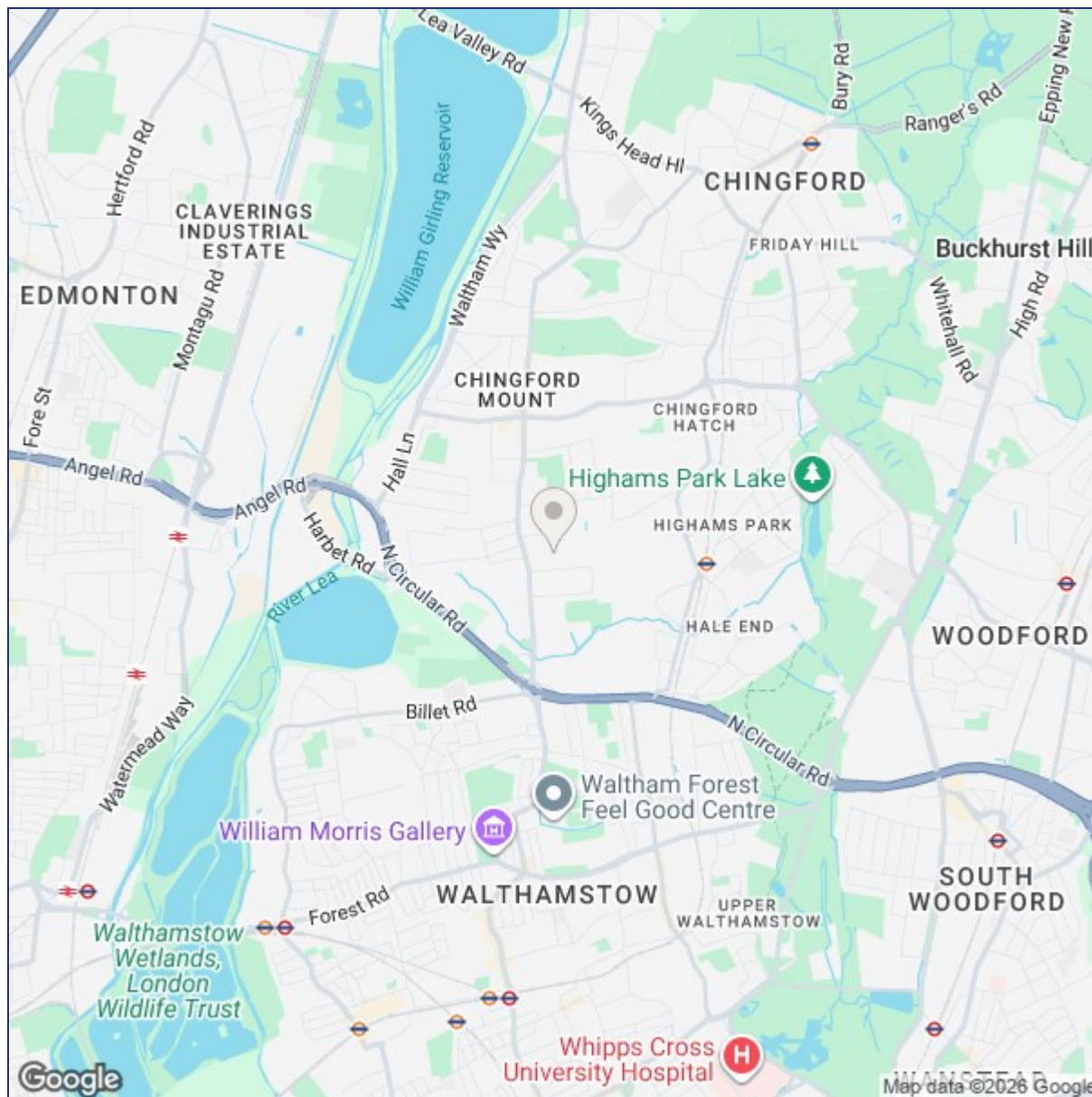


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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		
		83			
		56			
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.

