

86 Old Church Road
Chingford
E4 8BX

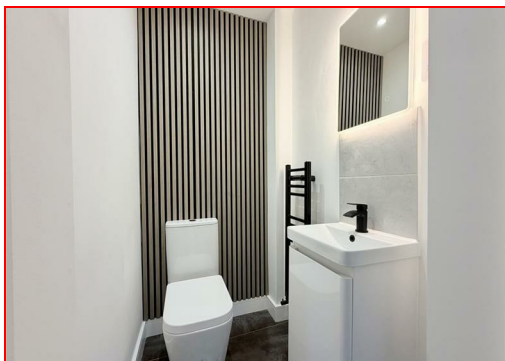
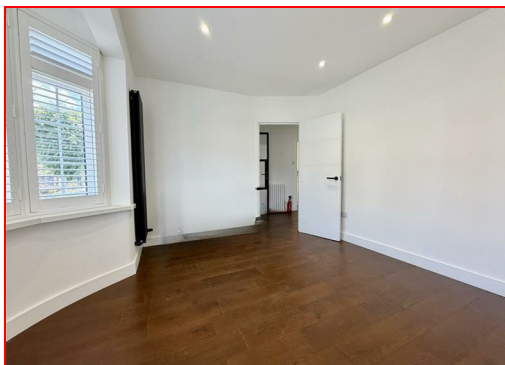
T: 0208 524 7444
www.kings-group.net



Hall Lane, E4 8EY



Offers In Excess Of £700,000 Freehold



CHAIN FREE

Kings of Chingford are delighted to offer to the market this well situated four bedroom family home. Located just a few minutes from Chingford Mount High street and all the amenities it has to offer and boasting fantastic transport links, this property is brilliantly positioned.

Arranged over two floors, the ground floor is comprised of a good sized living room benefiting from a bay window. The dining room is placed to the rear of the property. The kitchen is finished with grey base and eye level units and roll top work surfaces. To the first floor you have four well proportioned bedrooms boasting ample space for freestanding storage. The bathroom consists of a three piece suite and is fully tiled. To the front of the property you have a fully paved front drive way that could fit 2 cars comfortably. and good sized garage with potential to create a second reception.

Call our offices now to arrange your viewing and avoid disappointment 0208 524 7444.

FREEHOLD
Council tax band - E
EPC - D
Flood Risk
Rivers & Seas Very low
Surface Water Very Low

Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 8 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

LIVING ROOM 12'93 x 12'45

DINING ROOM 17'65 x 11'73

KITCHEN 10'33 x 9'46

BEDROOM ONE 12'96 x 12'38

BEDROOM TWO 12'50 x 11'39

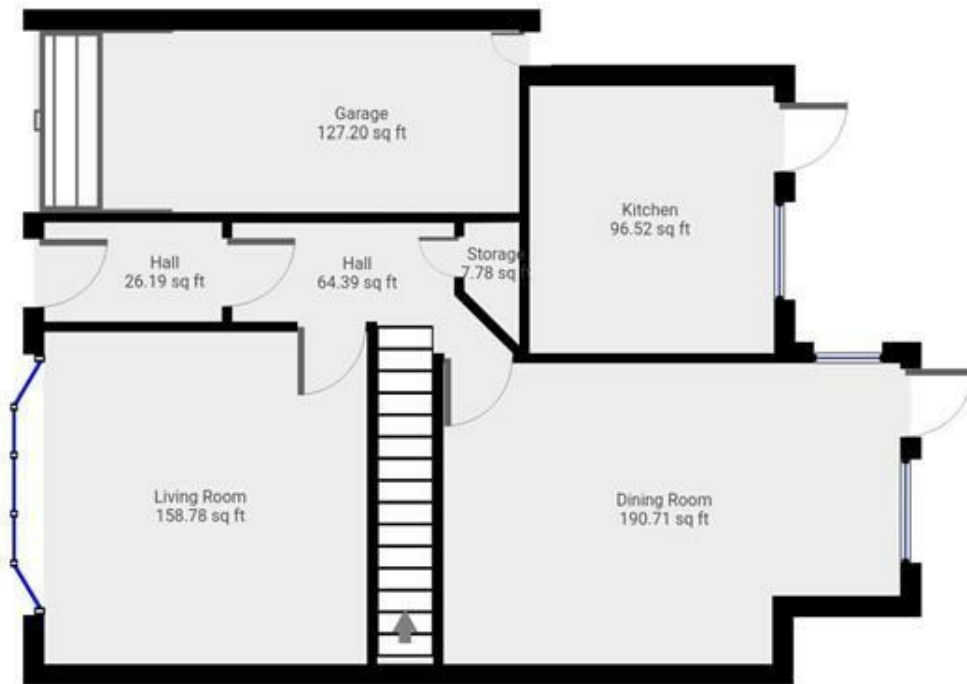
BEDROOM THREE 8'23 x 7'01

BEDROOM FOUR 9'34 x 6'77

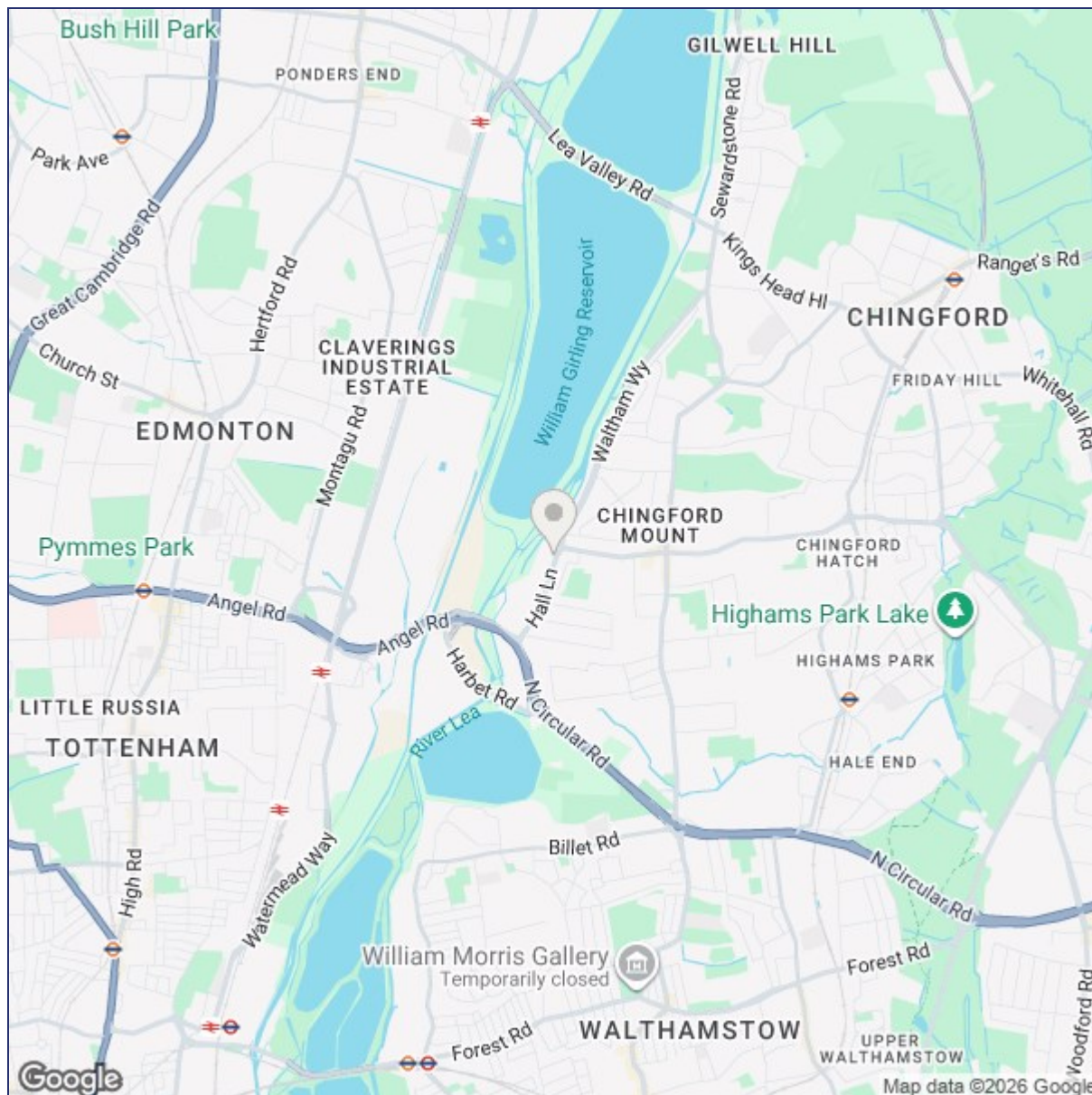
BATHROOM 6'99 x 5'85

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 endeavour 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	55		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
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.

