86 Old Church Road
Chingford
E4 8BX

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

Normanshire Drive, E4 9HE

Asking Price £780,000 Freehold

Kings Group present this exceptional four-bedroom luxury home is arranged across three spacious floors and is flooded with natural light throughout.

The ground floor offers a superb double reception room, providing versatile space for both formal dining and relaxed entertaining. This seamlessly leads into a beautifully appointed kitchen, complete with sleek, contemporary fixtures and fittings.

Upstairs, the property boasts four generously sized bedrooms, all benefiting from excellent built-in storage. These are served by a stylish family bathroom and an additional modern shower room, perfectly suited to the demands of a busy household.

A real highlight of the home is the outdoor kitchen and seating area, creating a fantastic space for summer entertaining and al fresco dining within the private garden.

Further benefits include a storage garage and a private driveway, offering both convenience and practicality.

Ideally positioned, the property is within close proximity to Highams Park Station, providing direct Weaver Line connections into the City. The surrounding area offers a vibrant mix of independent cafés, shops, and restaurants, all within easy reach.

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

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH

HALL

LIVING ROOM 24'5 x 12'5

KITCHEN DINER 17'2 x 11'1

DOWNSTAIRS W.C

LANDING

BEDROOM 13'2 x 11'0

BEDROOM 12'2 x 10'1

BEDROOM (HOME OFFICE) 9' x 8'6

2ND FLOOR LANDING

BEDROOM 17' x 14'10

EN-SUITE

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

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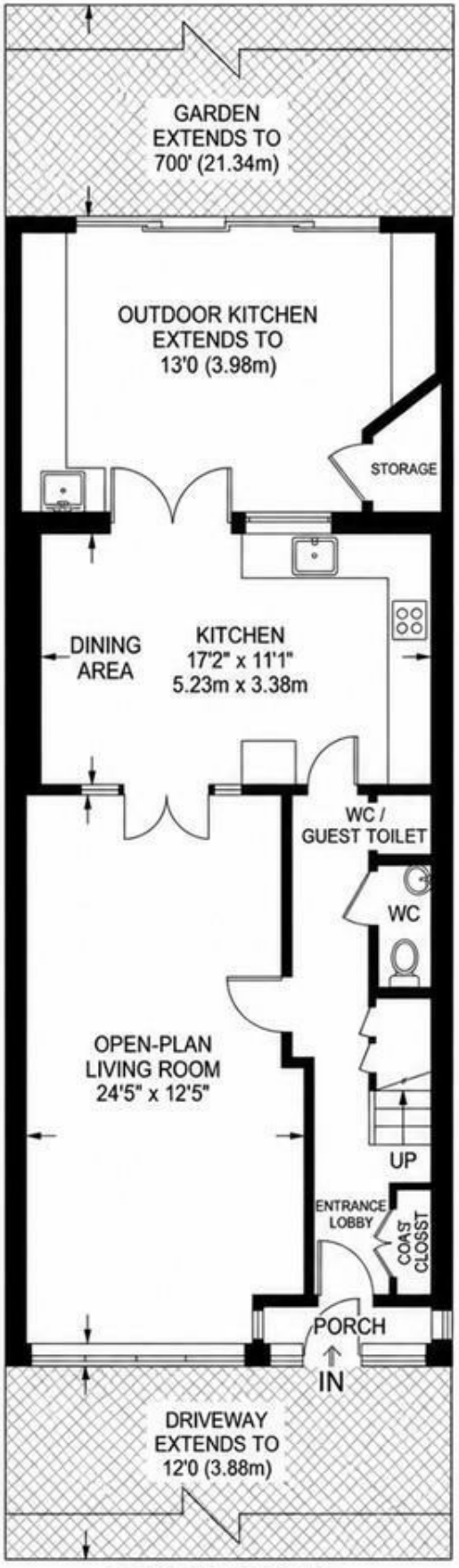
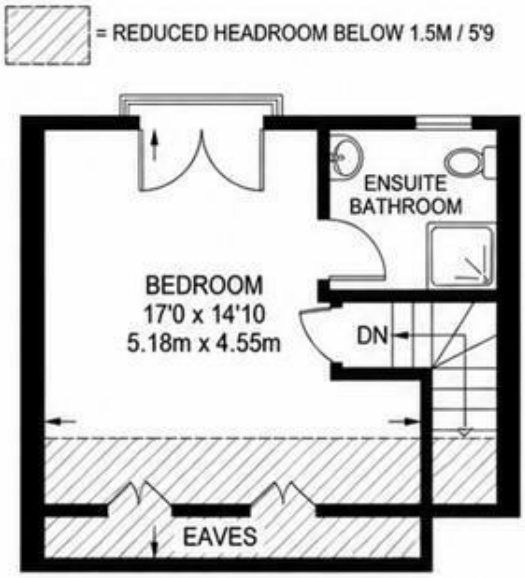
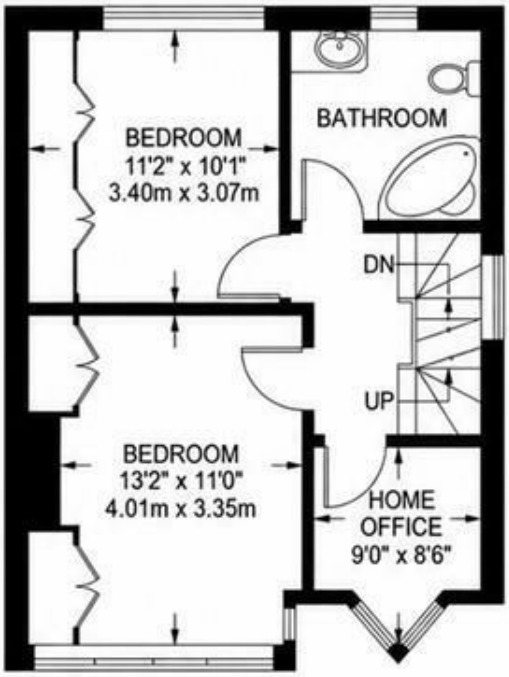


GROUND FLOOR
750 SQ FT / 69.7 SQ M



SECOND FLOOR
373 SQ FT / 34.7 SQ M



FIRST FLOOR
530 SQ FT / 49.2 SQ M

APPROXIMATE GROSS INTERNAL AREA
1653 SQ FT / 153.6 SQ M
(INCLUDING EAVES / EXCLUDING STORAGE)

This plan has been drawn for illustrative and identification purposes only.

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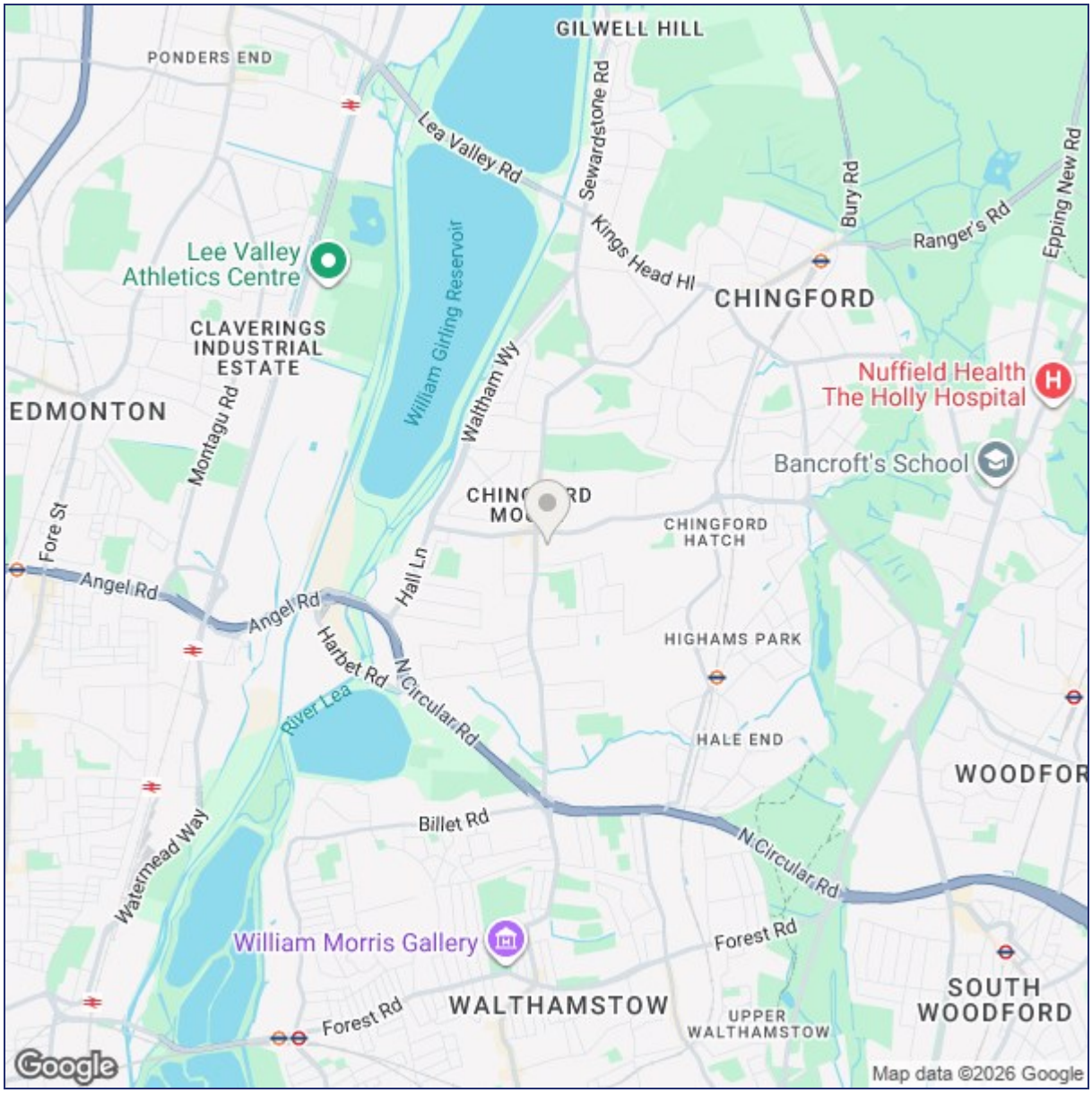

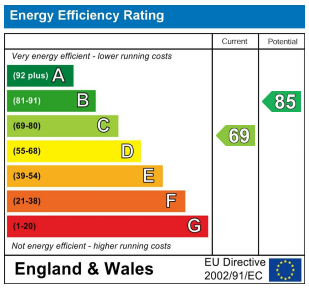

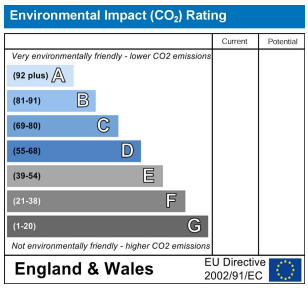

("These details are correct at time of going to press").

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.

The Property Ombudsman
rightmove.co.uk The UK's number one property website
Zoopla.co.uk

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