

86 Old Church Road
Chingford
E4 8BX

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



Newbury Road, E4 9JH



Offers In Excess Of £430,000 Leasehold

*****2 BEDROOM END OF TERRACE HOUSE*****

LEASEHOLD - 94 YEARS REMAINING

Kings are delighted to offer to the market this well proportioned two bedroom house.

Arranged over two floors, the ground floor is comprised of a living/dining reception room leading to the adjoining kitchen, which has been finished with high gloss base and eye level units with solid wood work tops and an integrated oven and extractor hood. The ground floor also includes a downstairs shower room complete with modern white hand basin & toilet.

To the first floor you have two double bedrooms. Bedroom one is a capacious double with a separate office space. Bedroom two is yet another generous double with ample space for freestanding storage. The main family bathroom is fully tiled and finished with a three piece suite.

This wonderful opportunity also boasts your very own private garden with access to the road, the perfect space for BBQ's in the summer months.

Located on a peaceful residential road, just a 5 min walk to Higham's Park station with easy access to the A406 and a variety of high street amenities. This property also falls into the catchment area for some excellent local schools including the 'Outstanding' rated Selwyn Primary school. You are also just a short walk to Epping Forest and Higham's Park Lake, one of the largest stretches of open water in Epping Forest.

This property is well suited to first time buyers and investors.

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

LEASEHOLD - 125 YEAR TERM - 94 YEARS REMAINING (£0 SERVICE CHARGE & APPROX £50 PA GROUND RENT).

EPC - TBC

COUNCIL TAX BAND - A

DOWNSTAIRS SHOWER ROOM 7'11 x 2'10

KITCHEN 10'8 x 9'0

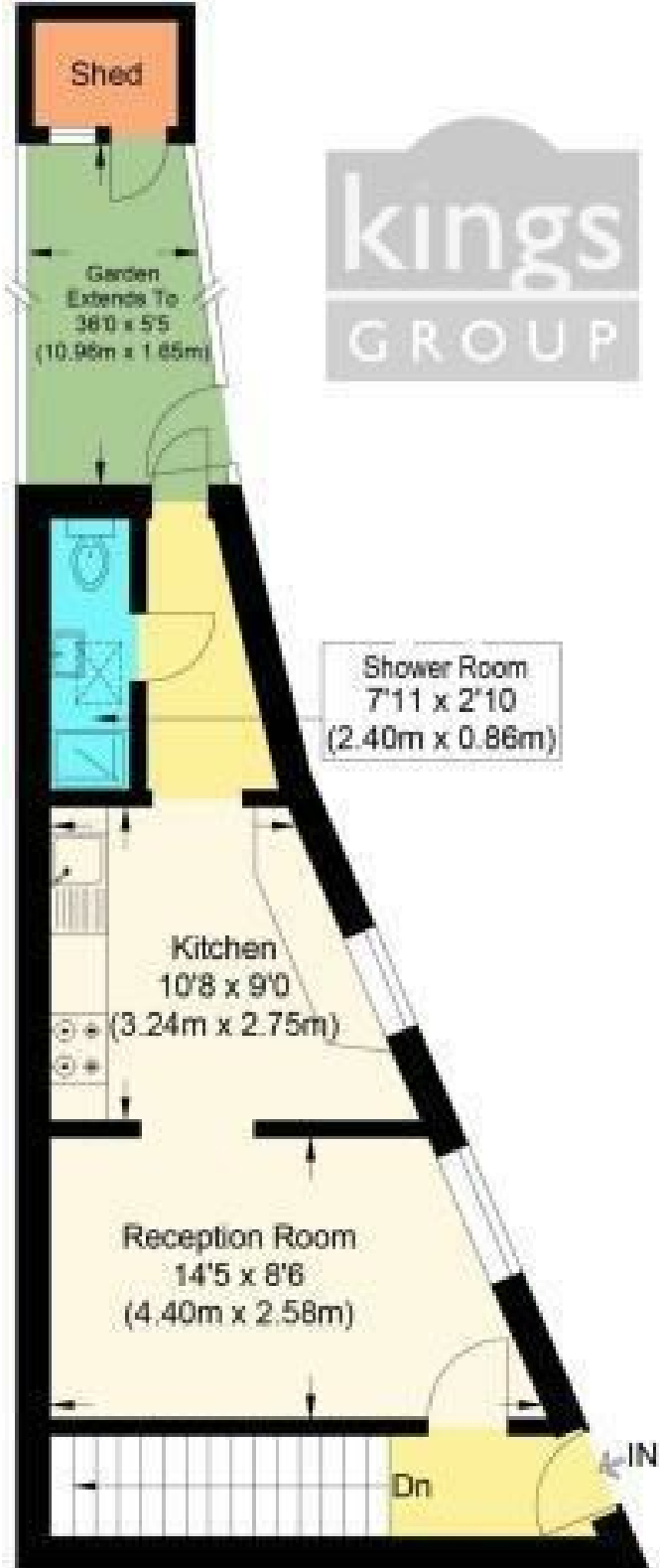
LIVING ROOM 14'5 x 8'6

BEDROOM ONE 18'2 x 14'6

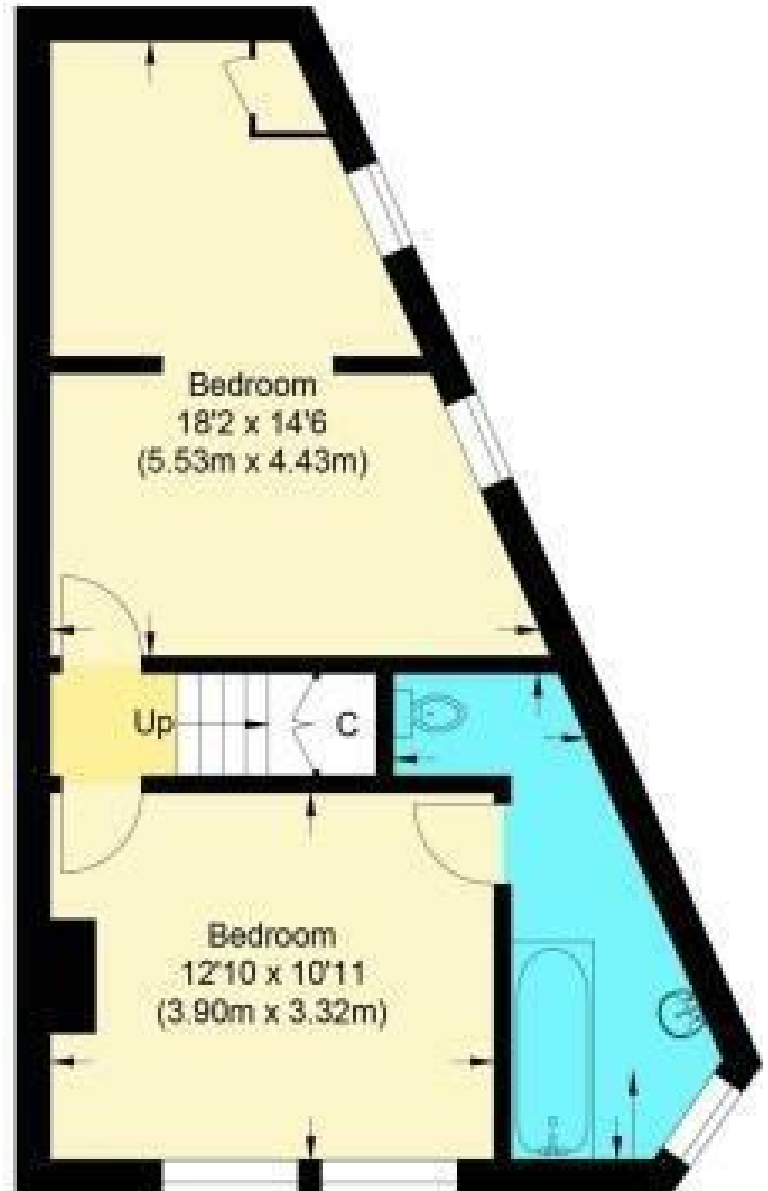
BEDROOM TWO 12'10 x 10'11

BATHROOM 13'8 x 4'9





Ground Floor



First Floor

Newbury Road, E4

Approximate Gross Internal Floor Area : 67.60 sq m / 727.64 sq ft

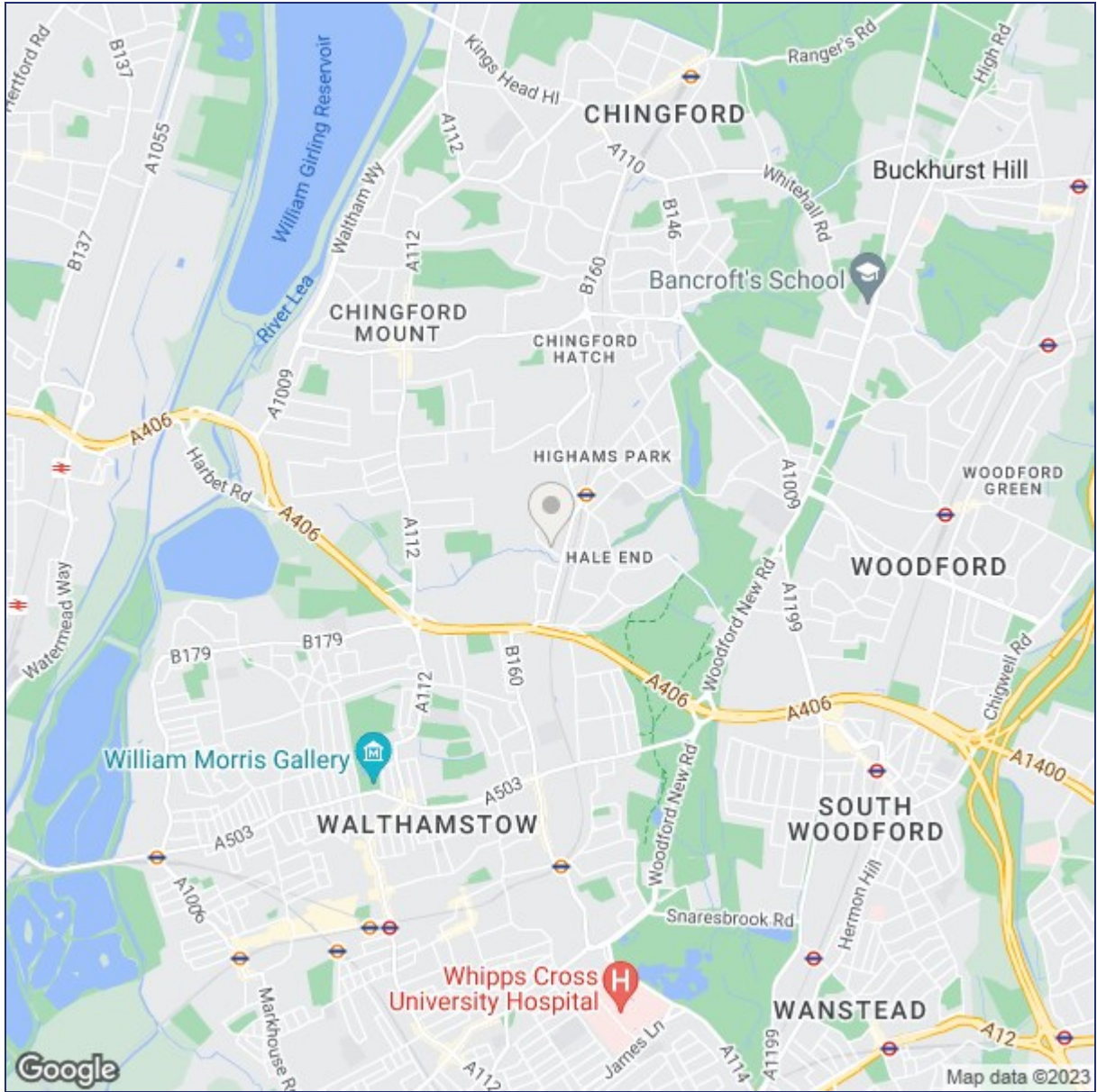
Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

