



**2 Chivers Road, Chingford**

**Asking Price  
£425,000 Freehold**





# 2 Chivers Road, Chingford

86 Old Church Road, Chingford, E4  
8BX

0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)

- 3 BEDROOM END OF TERRACE HOUSE
- MODERNISATION NEEDED
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- OPEN PLAN LOUNGE
- GARAGE
- EPC TBC

Kings are pleased to offer for sale this 3 bedroom end of terrace home in need of general modernisation throughout. The ground floor consist of a spacious lounge leading to the kitchen and bathroom. on the first floor you have 3 bedrooms. The exterior boast a garage at the rear and courtyard garden with a small garden to the front. The property is well located close to Chingford many shops restaurants and amenities. Call now on 0208 524 7444.

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

Broadband (estimated speeds)  
Standard 8 mbps  
Superfast 52 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**LOUNGE 25 x 10'9 (7.62m x 3.28m)**

**KITCHEN 12 x 7'11 (3.66m x 2.41m)**

**BATHROOM**

**BEDROOM 13'9 X 14'3**

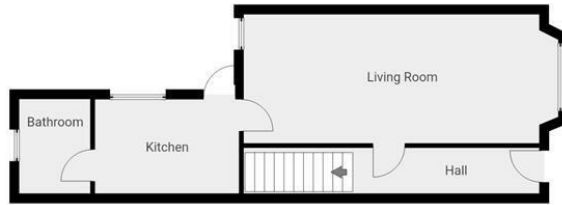
**BEDROOM 10'11 x 8'6 (3.33m x 2.59m)**

**BEDROOM 12'11 x 8 (3.94m x 2.44m)**

**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 WHATEVER IN  
RELATION TO THIS PROPERTY.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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





86 Old Church Road, Chingford, E4  
8BX

0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



**Zoopla.co.uk**



**rightmove.co.uk**  
The UK's number one property website

