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## Templeton Avenue, E4 6SS



**Guide Price £640,000 Freehold**



\*\*\*3 BEDROOM END TERRACE HOUSE\*\*\*

Kings Group of Chingford are delighted to offer to the market this immaculately presented three bedroom end of terrace family home.

Situated on the peaceful Templeton Road and just a few minutes walk to Chingford Mount high street and all the amenities it has to offer. Also falling into the catchment area for some wonderful local schools. You are afforded excellent transport links with Walthamstow and Chingford train stations just a 20 minute bus trip.

The property itself is arranged over two floors. The ground floor is comprised of an open plan reception room with internal french doors leading to the rear extension which has been transformed into the dining room.

The kitchen has been finished with base & eye level units, integrated appliances and roll top work surfaces. The ground floor also included a cloakroom as well as a WC, both ideal for modern family living.

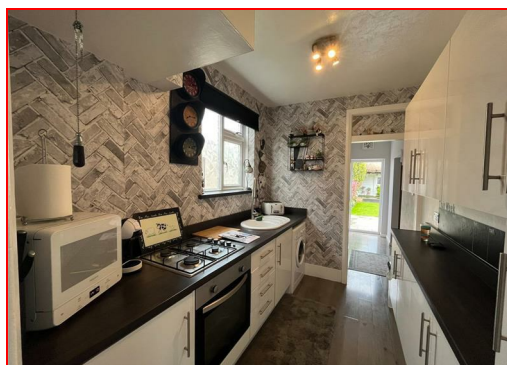
To the first floor provides three generously sized bedrooms of which you have two doubles and a spacious single. The family bathroom has been tastefully finished with both a shower enclosure and a modern white three piece suite.

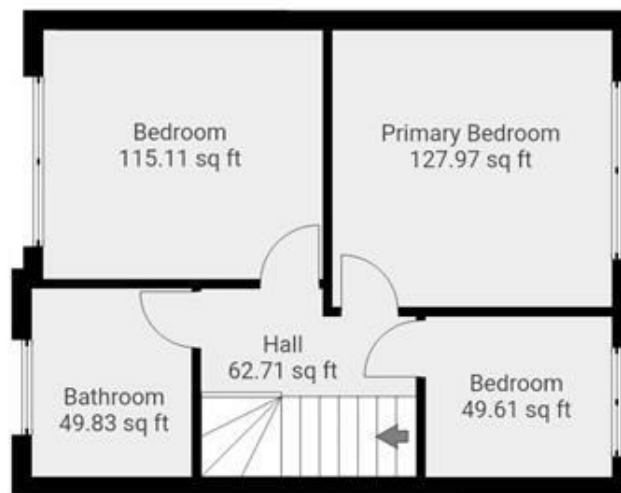
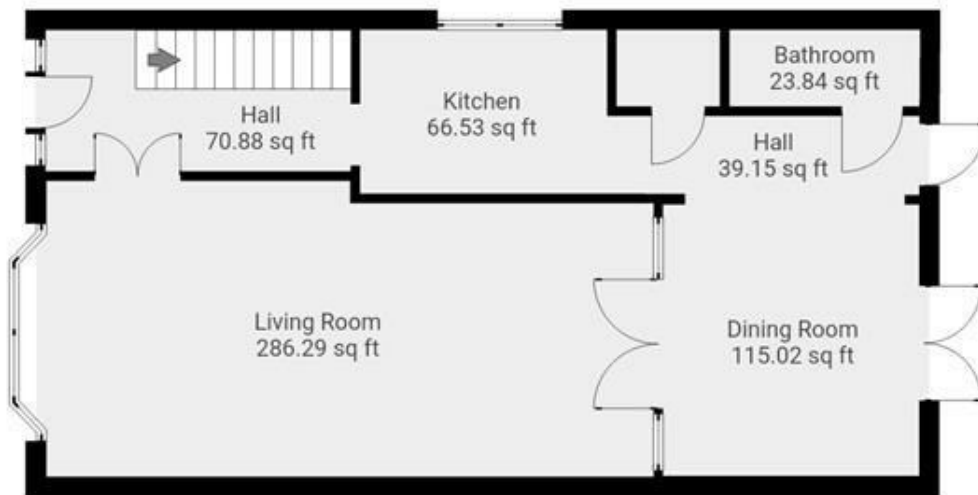
This property has a paved frontage and to the rear you have a partially decked and laid to lawn garden with side access and a garage to the rear.

With lots of potential to extend, STPP this property really must be seen to be fully appreciated.

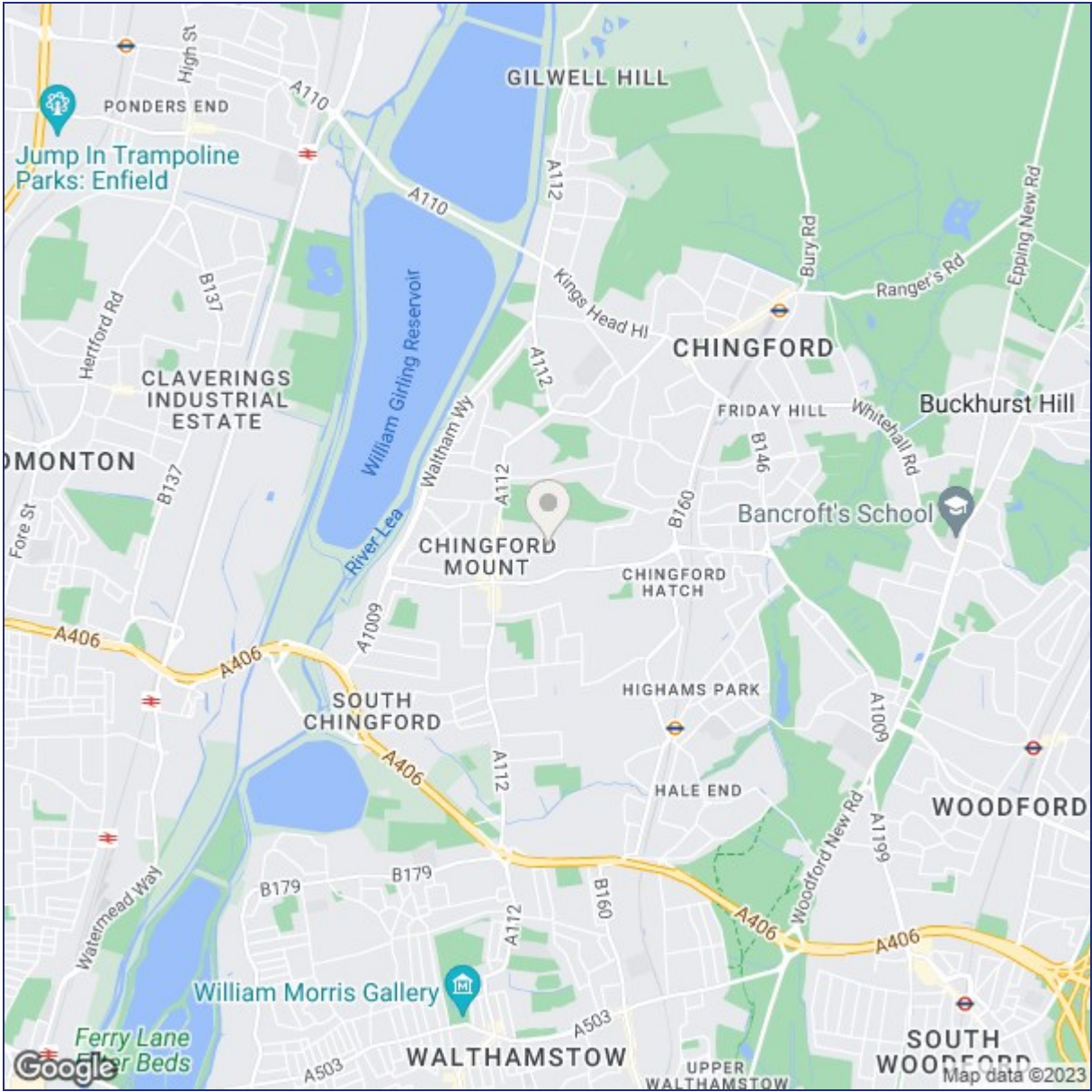
Call our office now to arrange your viewing and avoid disappointment.

Council Tax Band - E  
Tenure - Freehold  
EPC - TBC





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.

