

86 Old Church Road
Chingford
E4 8BX

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



Nevin Drive, E4 7LH



Asking Price £875,000 Freehold

CHAIN FREE

3 BEDROOM SEMI-DETACHED HOUSE

NORTH CHINGFORD - NEVIN DRIVE

Kings are proud to present to the market as exclusive agents, this magnificent three bedroom semi-detached family home.

Positioned on the prestigious and ever sought after Nevin Drive, this wonderful property is placed in a commanding position, boasting great transport links with Chingford station just a 15 minute walk from your front door. You also have easy access to North Chingford's station road and the vast variety of boutique amenities it has to offer.

This beautiful property also falls into the catchment area for some tremendous local schools, specifically Chingford Foundation.

The residence is arranged over two floors. The ground floor is comprised of three reception rooms. A bright and airy living room, a capacious dining room and a second dining/morning room. The kitchen is well appointed and complete with recently installed appliances. You also have a downstairs cloakroom and the garage.

To the first floor you are offered three generous bedrooms, two doubles including built in storage and a spacious single. The bathroom and toilet are separate and have recently been overhauled with a modern white three piece suite.

To the front of the property you have a block paved driveway with space for at least 3 vehicles. To the rear you have an extensive garden. Being partially laid to lawn, partially paved and bordered with mature hedge rows you are afforded lots of privacy to enjoy entertaining in the warm summer months.

This property is well suited to families looking for space to grow and a vision to extend, STPP.

Viewing is strictly by appointment only.

Call our office now to book your slot and avoid disappointment.

Tenure: Freehold.

EPC: D

Council Tax Band: F

LIVING ROOM 13'09 x 13'00

DINING ROOM 14'21 x 14'02

KITCHEN 9'86 x 9'46

MORNING ROOM/CONSERVATORY 7'82 x 13'43

DOWNSTAIRS WC 5'84 x 2'97

GARAGE 15'16 x 8'59

BEDROOM ONE 14'25 x 11'96

BEDROOM TWO 12'91 x 11'33

BEDROOM THREE 9'17 x 8'12

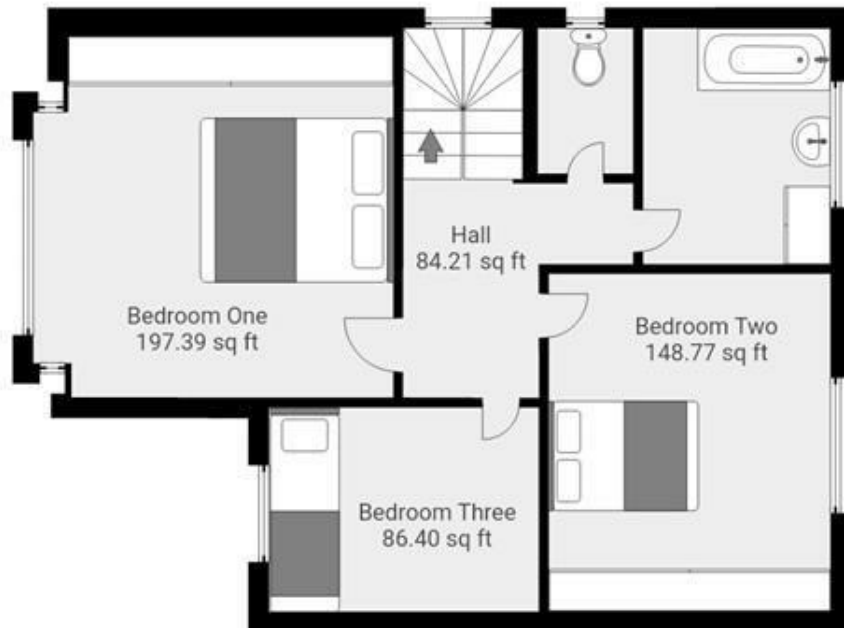
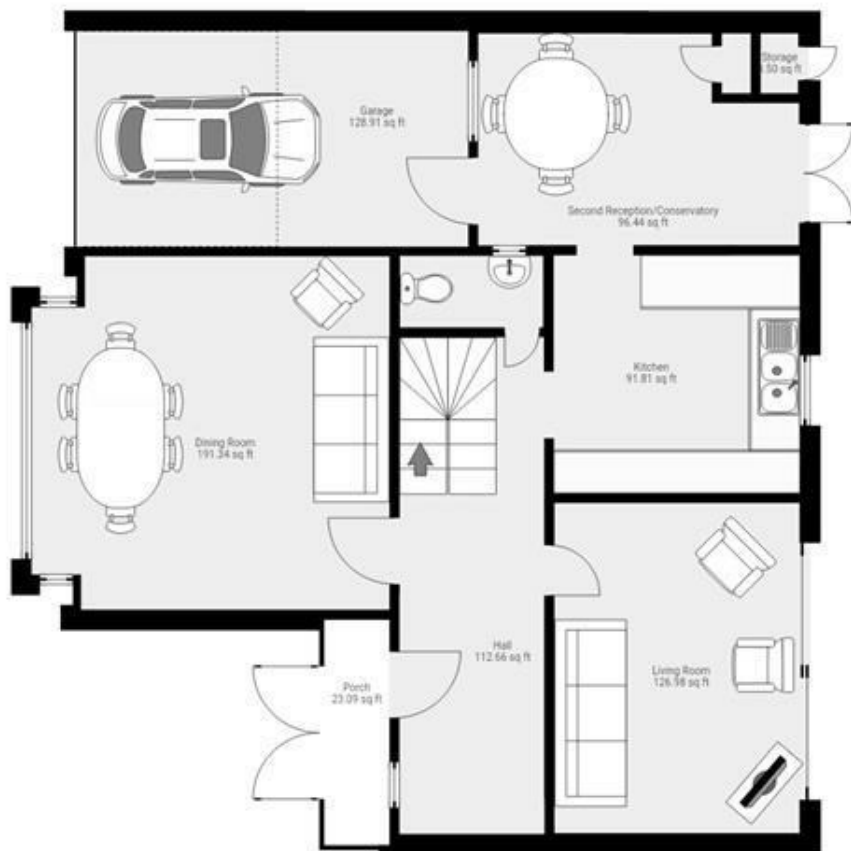
BATHROOM 9'37 x 7'51

UPSTAIRS WC 5'88 x 2'49

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



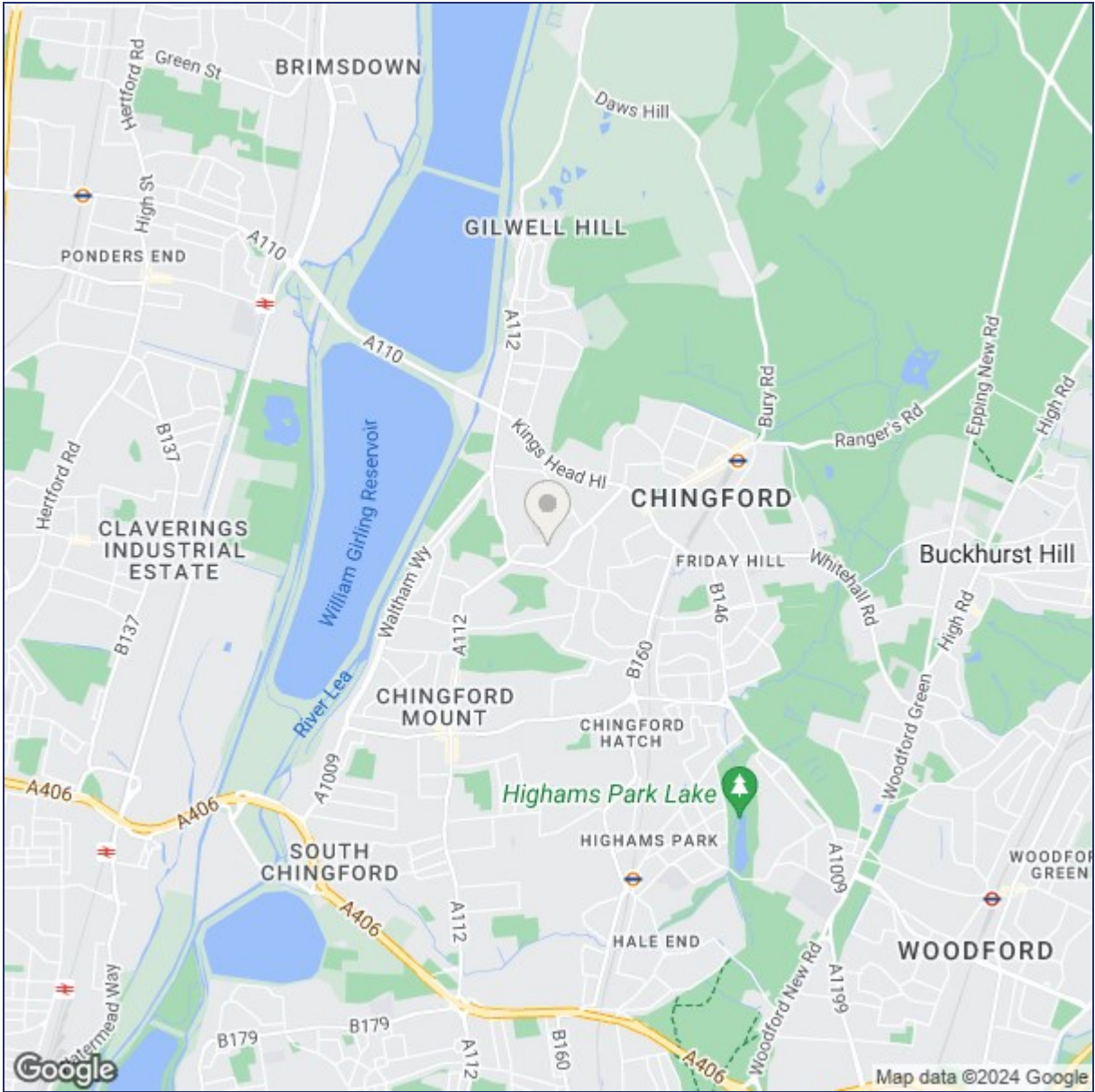


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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			Not environmentally friendly - higher CO ₂ emissions		
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.

