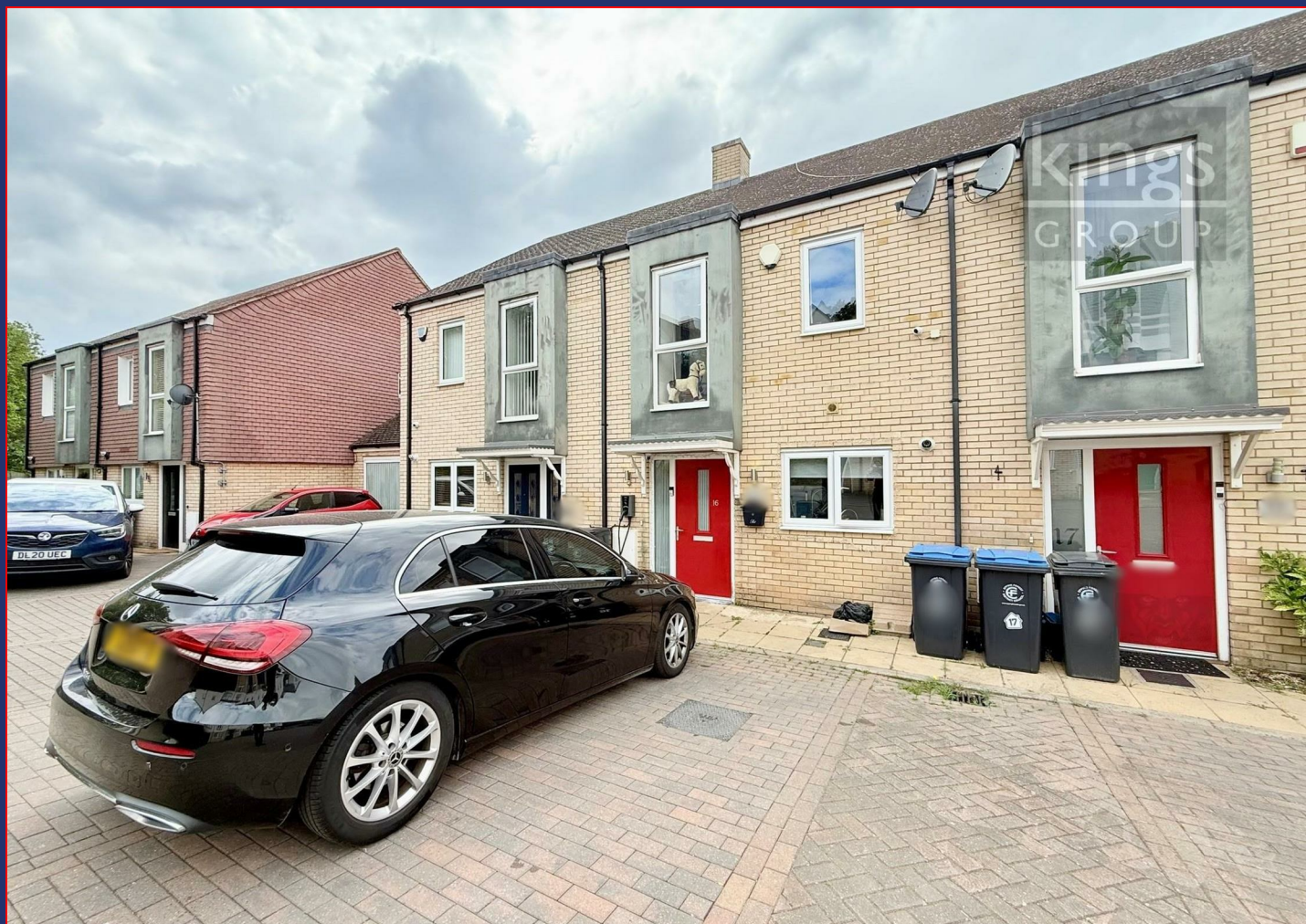


86 Old Church Road  
Chingford  
E4 8BX

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



## King George Way, E4 7FN



Asking Price £450,000 Freehold

\*\*\* CHAIN FREE \*\*\*

Kings Group are pleased to present this two-bedroom house situated on King George Way, North Chingford. Built in 2012, the property offers approximately 850 sq. ft. of well-planned accommodation arranged over two floors, making it suitable for a range of buyers including first-time purchasers, professionals and those looking to downsize.

The accommodation is accessed via an entrance hallway leading to the principal ground floor rooms. The living room provides a versatile reception area suitable for both relaxation and dining. The kitchen is fitted with a range of base and eye-level units, complemented by roll-top work surfaces and tiled splashbacks, offering practical storage and preparation space for everyday use. A convenient downstairs W.C. and storage cupboard complete the ground floor.

To the first floor, the property offers two well-proportioned bedrooms along with a bathroom fitted to serve the household, providing a balanced and functional layout across both levels.

Externally, the property benefits from two dedicated parking spaces, a valuable feature in this residential setting. The property also benefits from solar panels with an existing Feed-in Tariff (FIT), providing an energy-efficient feature and additional income potential.

The property is located in North Chingford, a popular East London area close to Epping Forest, local shops, cafes and well-regarded schools. Chingford Station provides direct services into London Liverpool Street, with additional road links offering convenient access to surrounding areas.

This home combines modern accommodation with a well-connected and established location, making it an attractive option for a variety of purchasers. Viewing is recommended by appointment.

**Coverage**

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Average

Vodafone - Average

**Broadband (estimated speeds)**

Standard 13 mbps

Superfast 38 mbps

Ultrafast 1800 mbps

**Satellite & Cable TV Availability**

BT

Sky

**HALL**

**LIVING ROOM 16'3 x 14'6**

**KITCHEN 12'10 x 9'2**

**DOWNSTAIRS W.C**

**LANDING**

**BEDROOM 16'2 x 11'3**

**BEDROOM 16'1 x 9'5**

**BATHROOM 7'6 x 10'**

**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.

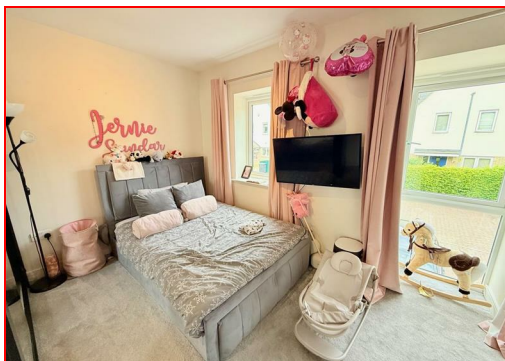
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

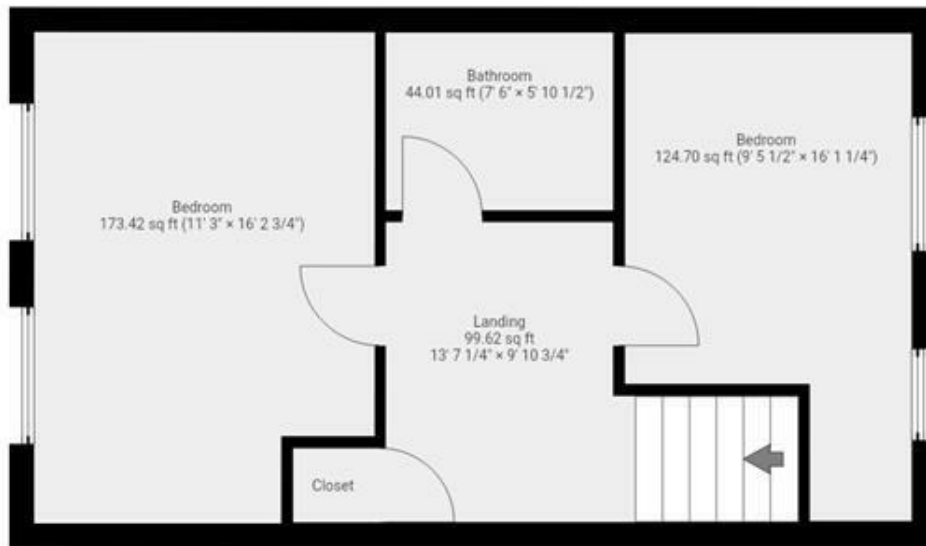
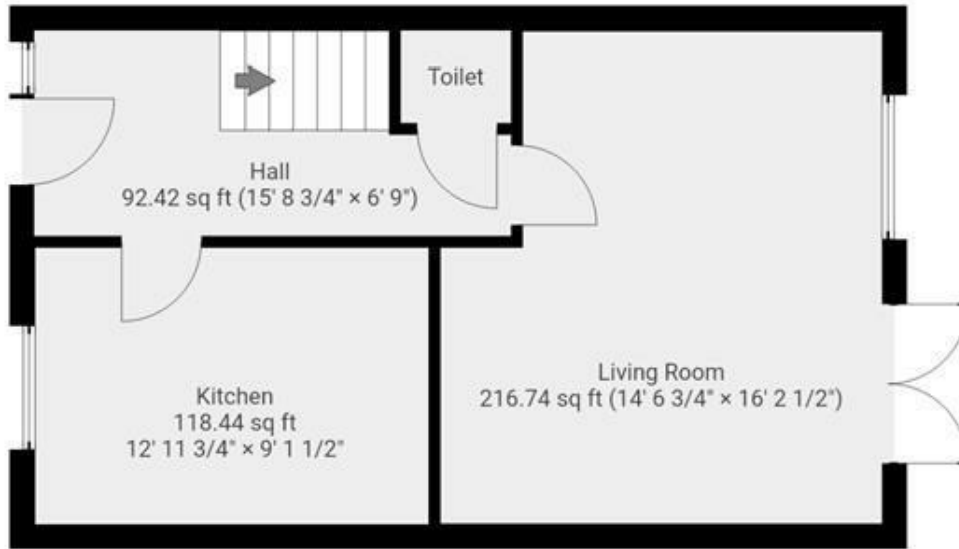
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

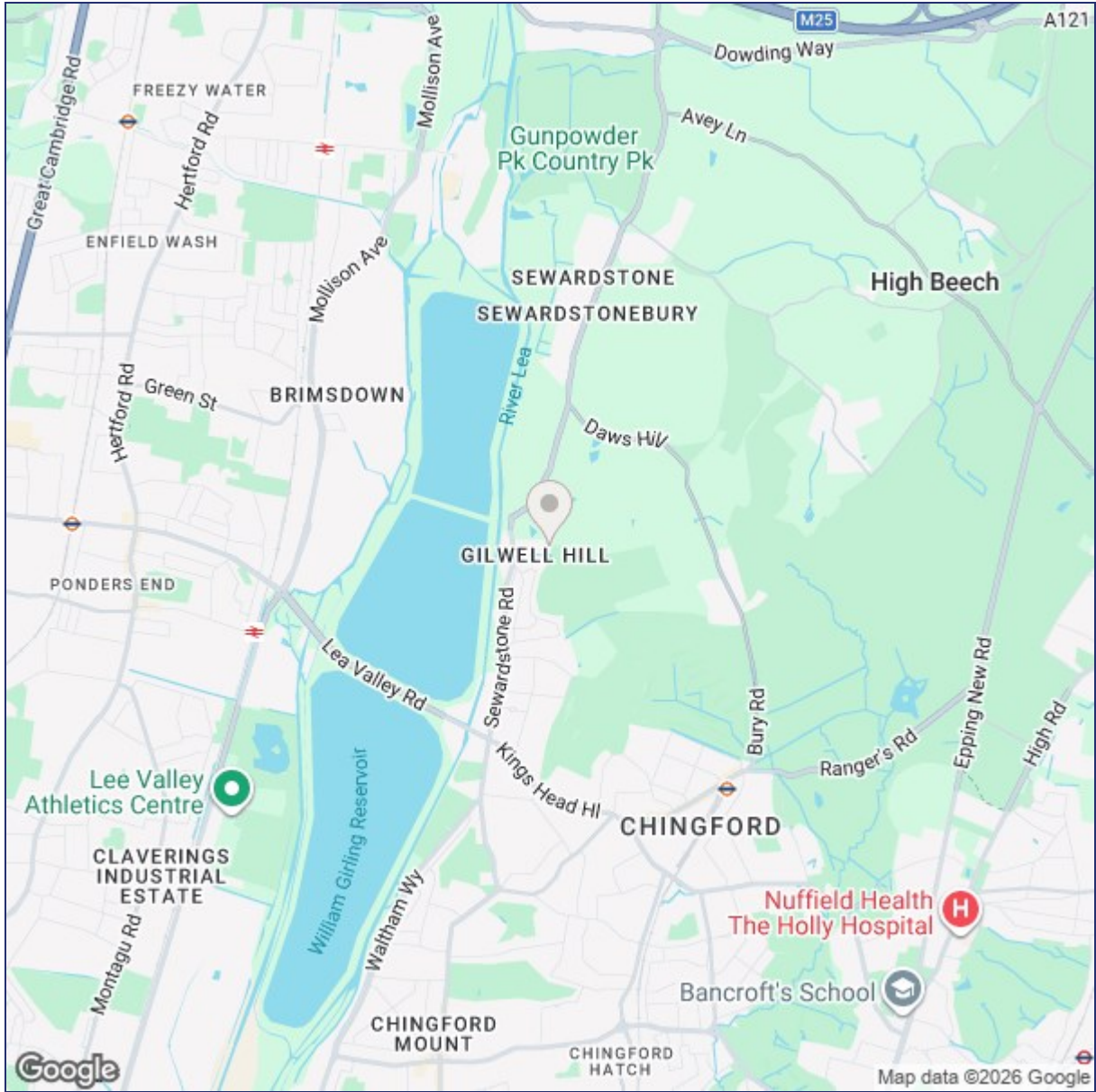
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT





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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

