

86 Old Church Road
Chingford
E4 8BX

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



Endlebury Road, E4 6QQ



Asking Price £930,000 Freehold



Kings Group – Chingford are delighted to present this spacious and extended five-bedroom, three-bathroom semi-detached house, situated in the sought-after North Chingford area.

Upon entering, you will find a welcoming hallway leading to a large through lounge, perfect for family living. The property also features an additional reception/study room, offering versatile space for work or leisure. The beautifully fitted kitchen/diner benefits from bi-fold doors opening onto a generous approx. 80ft rear garden, ideal for outdoor entertaining.

The first floor comprises five well-proportioned bedrooms, including two en suite shower rooms, and a family bathroom, providing ample accommodation for a growing family.

Externally, the property boasts a large 18ft x 11ft integral garage with its own driveway, offering convenient off-street parking, and the spacious rear garden provides excellent outdoor space.

The home is located within easy reach of local schools, bus routes, the mainline station, and a variety of local amenities, making it an ideal family residence in North Chingford.

For further information or to arrange a viewing, please contact our Chingford office – 0208 524 7444.

Coverage

Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Good

Broadband (estimated speeds)

Standard 20 mbps
Superfast -
Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT
Sky
Virgin

PORCH

LIVING ROOM 24'11 x 16'5

KITCHEN 16'5 x 12'6

OFFICE 11'0 x 7'7

GARAGE 20'10 x 11'0

LANDING

BEDROOM ONE 16'7 x 11'0

ENSUITE 2'3 x 1'6

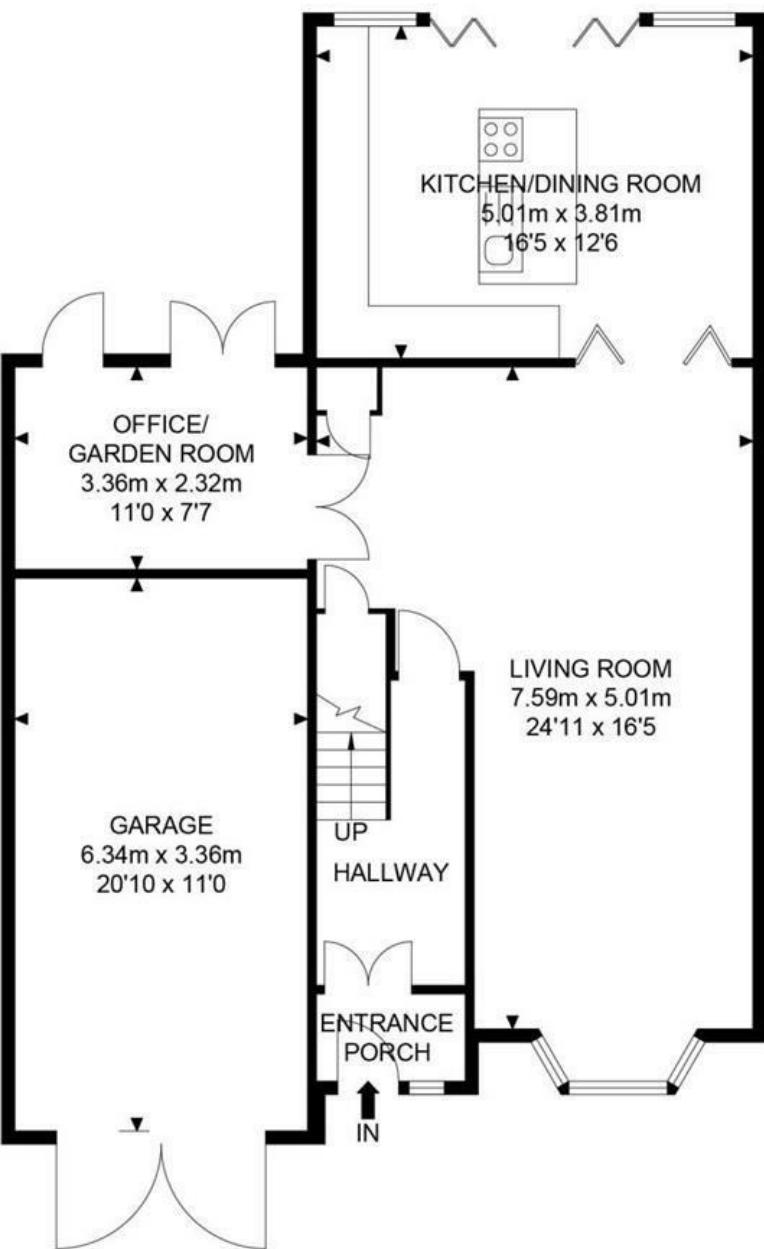
BEDROOM TWO 14'11 x 10'6

BEDROOM THREE 12'2 x 10'6

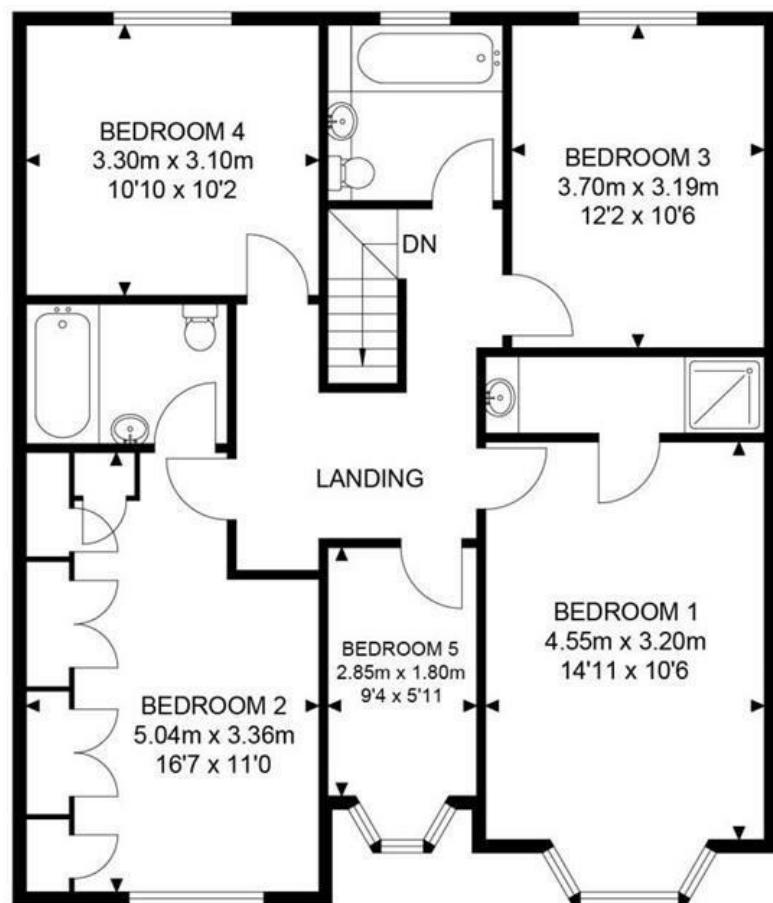
BEDROOM FOUR 10'10 x 10'2

FAMILY BATHROOM 2'3 x 1'9

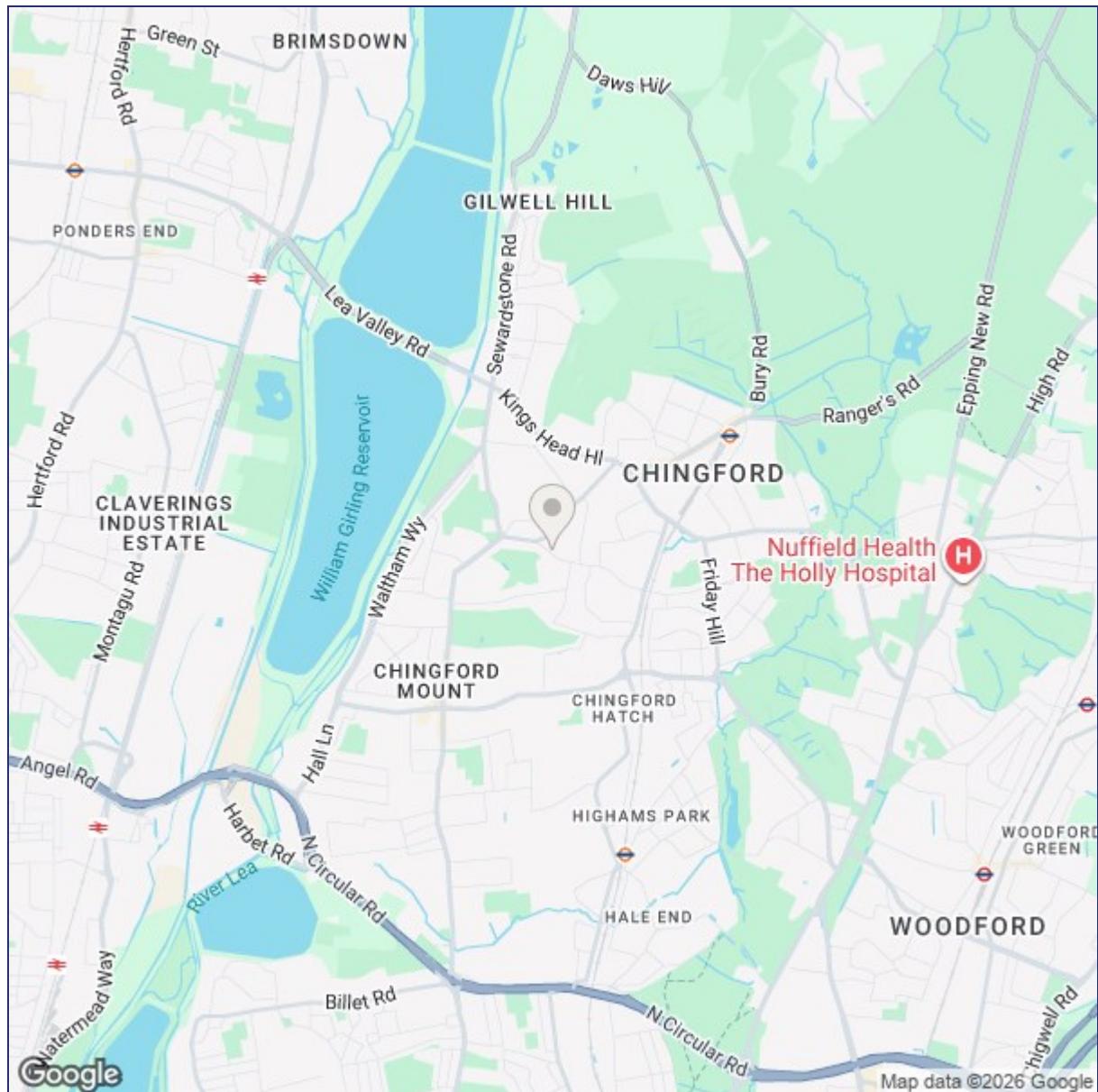




Ground Floor



1st Floor



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.

