

86 Old Church Road
Chingford
E4 8BX

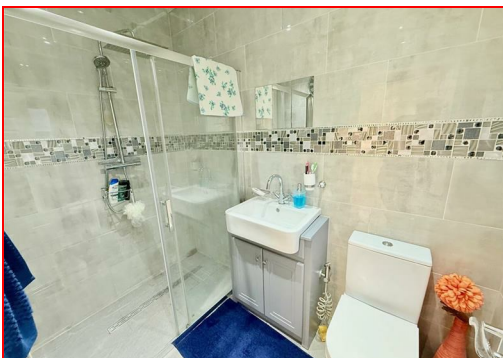
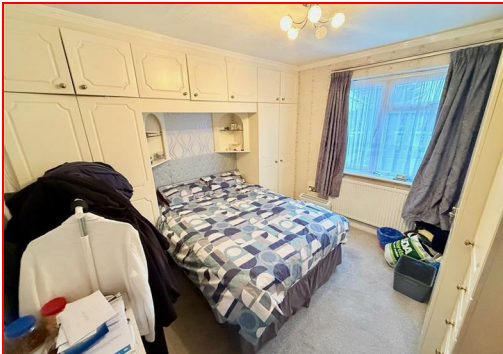
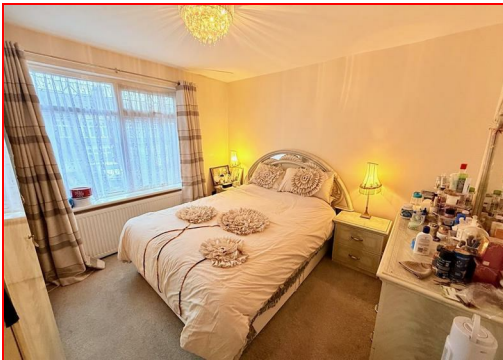
T: 0208 524 7444
www.kings-group.net



Burnham Road, E4 8PA



Asking Price £650,000 Freehold



Kings Group Chingford are pleased to present this four-bedroom terraced property on Burnham Road. The ground floor includes an entrance hallway leading to a 25' x 11'5 through lounge and a rear-extended kitchen/diner fitted with white gloss base and eye-level units, roll-top work surfaces, and tiled splashbacks. A fully tiled shower room with a three-piece suite and a utility room are also on this level. The first floor comprises two double bedrooms with fitted wardrobes, a single bedroom, and a family bathroom with a three-piece suite. On the second floor, there is an additional bedroom, a kitchenette with base-level units and roll-top work surfaces, and a shower room. The rear garden is partially paved and partially laid to lawn, while the front provides off-street parking for two vehicles. The property is equipped with gas central heating and double glazing.

Burnham Road is located in Chingford, close to a selection of local schools, shops, cafés, and other amenities. Transport links include Chingford and Highams Park stations, offering direct services into London Liverpool Street, as well as several local bus routes. The A406 and M11 are easily accessible for drivers, and nearby green spaces include Epping Forest.

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 25' x 11'5

KITCHEN DINER 19'5 x 18'3

SHOWER ROOM 7'11 x 5'11

UTILITY 7'8 x 6'7

LANDING

BEDROOM 11' x 9'11

BEDROOM 11' x 10'

BEDROOM 6'5 x 5'10

BATHROOM

LANDING

BEDROOM 12'8 x 9'1

KITCHEN 19' x 8'8

BATHROOM 5'9 x 4'10

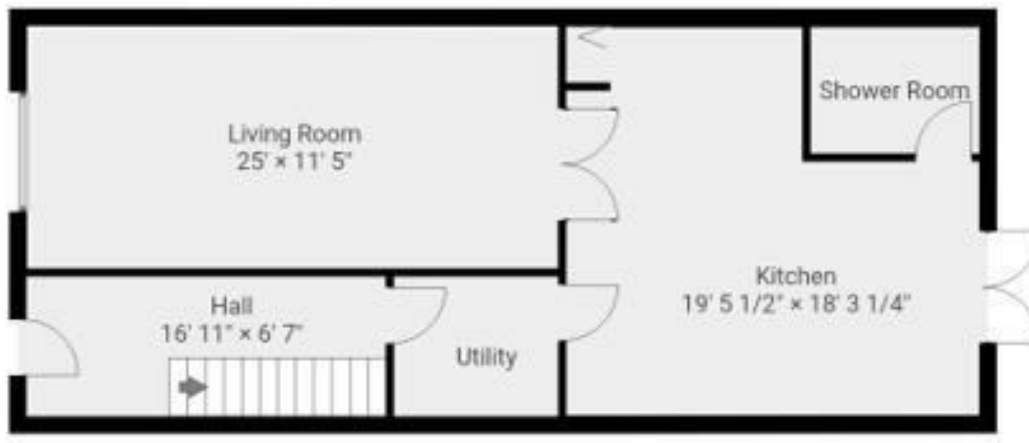
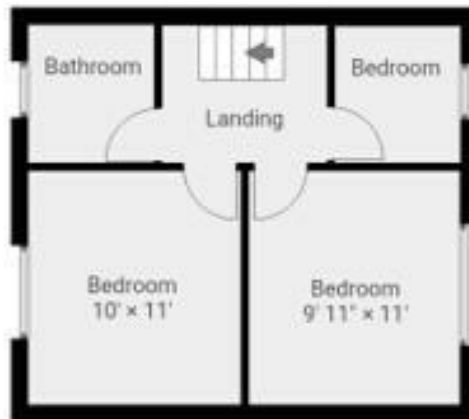
DISCLAIMER

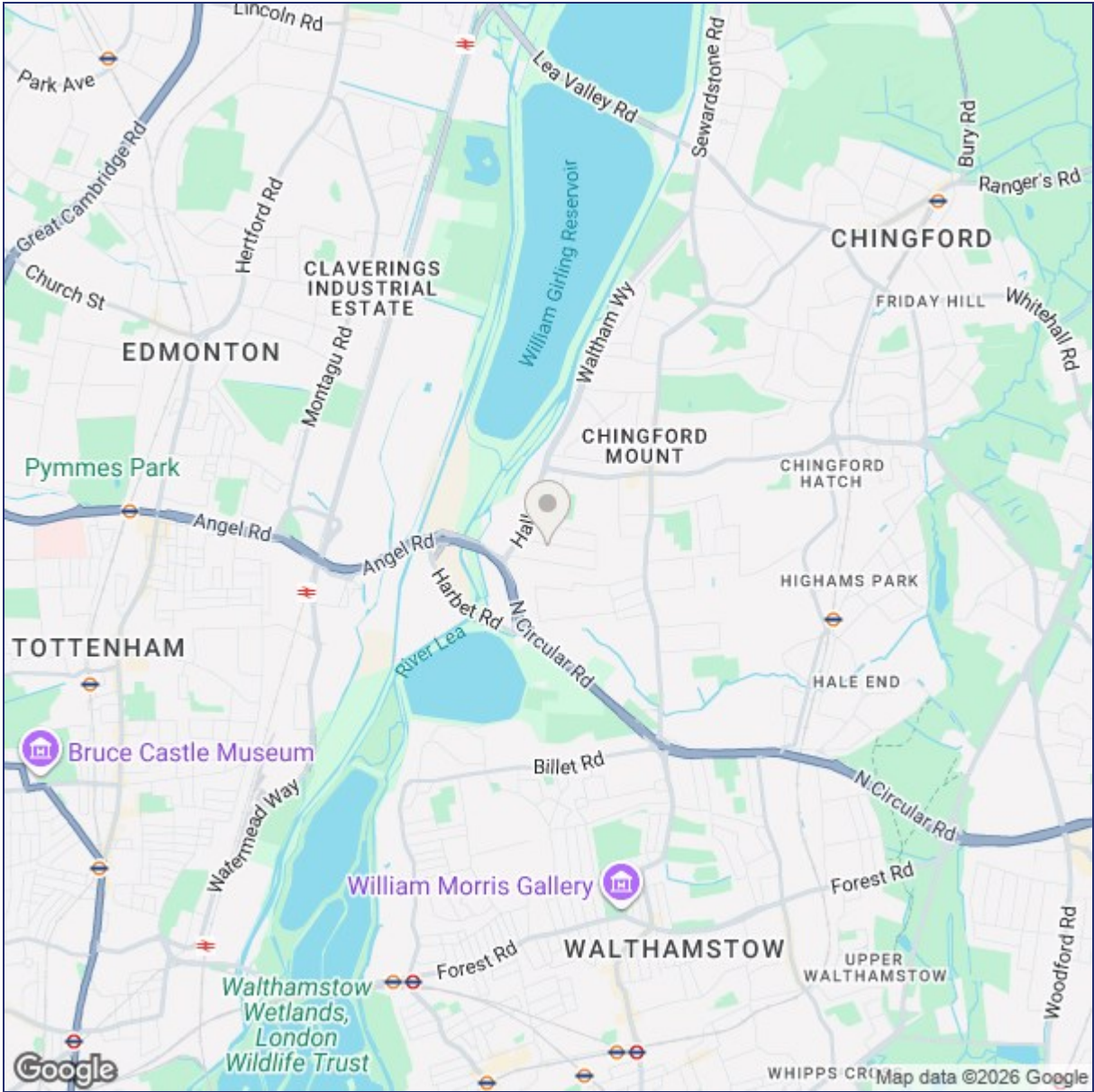
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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Energy Efficiency Rating			Environmental Impact (CO ₂) 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					
		72		44	64
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.

