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Kings Group are pleased to present this well-proportioned three-bedroom home, offering versatile accommodation arranged over three floors and providing a practical layout for modern family living.

The ground floor comprises a spacious open-plan living and dining room, creating a comfortable area for both everyday living and entertaining. The kitchen is fitted with a range of wood-effect base and eye-level units, roll-top work surfaces and splashback areas. A useful downstairs WC completes the ground floor.

To the first floor are three bedrooms, including two well-sized double bedrooms, both benefiting from useful storage, together with a further bedroom. The property also benefits from a loft room, providing additional versatile space that could be used as a home office, hobby room, playroom or for storage, subject to any necessary permissions.

Externally, the property benefits from a private rear garden, while to the rear there is off-street parking with a garage providing space for two cars, adding further convenience.

Situated on Coolgardie Avenue in Chingford, the property is well placed for access to a range of local shops, schools, cafés and everyday amenities. The surrounding area also provides access to green spaces and recreational facilities, with Highams Park and Chingford Mount both within easy reach. Transport links provide connections across East London and towards Central London.

With its flexible accommodation, additional loft room, private garden and rear parking with a two-car garage, this property offers a good amount of space in a well-connected residential location.

For further information or to arrange your viewing, please contact Kings Group on 0208 524 7444.

HALL 14'3 x 7'

LIVING ROOM 15'7 x 13'5

DINING AREA 12'6 x 8'11

KITCHEN 9'11 x 9'10

DOWNSTAIRS W.C

LANDING

BEDROOM 14'7 x 10'

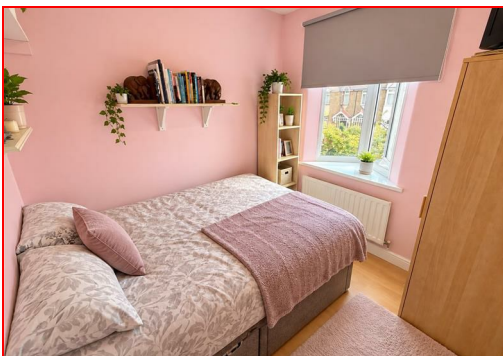
BEDROOM 13'8 x 10'3

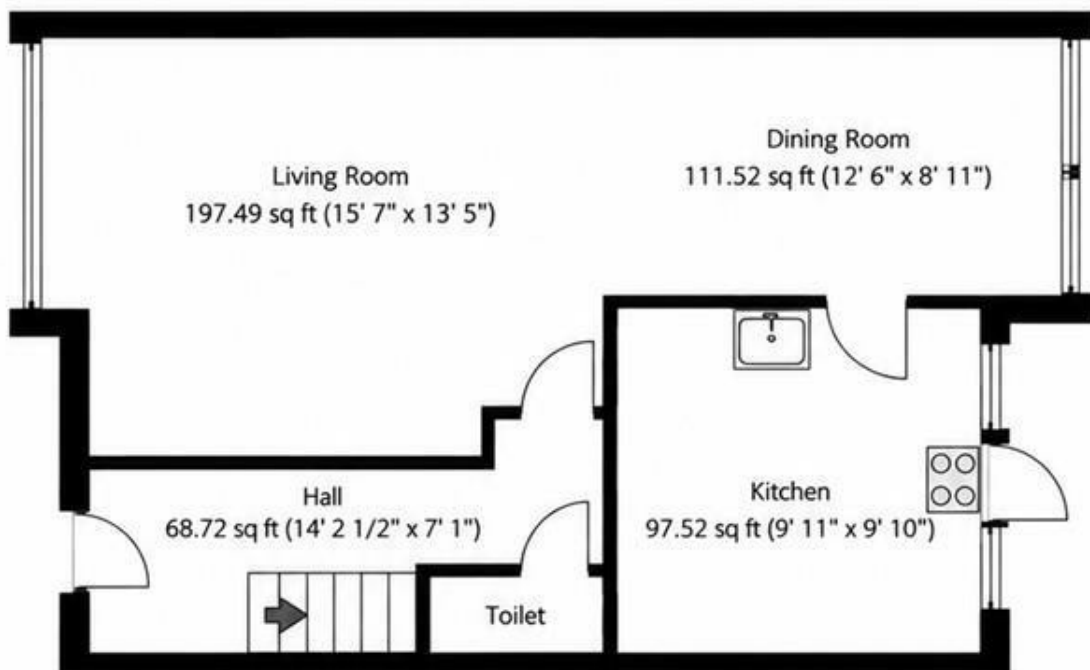
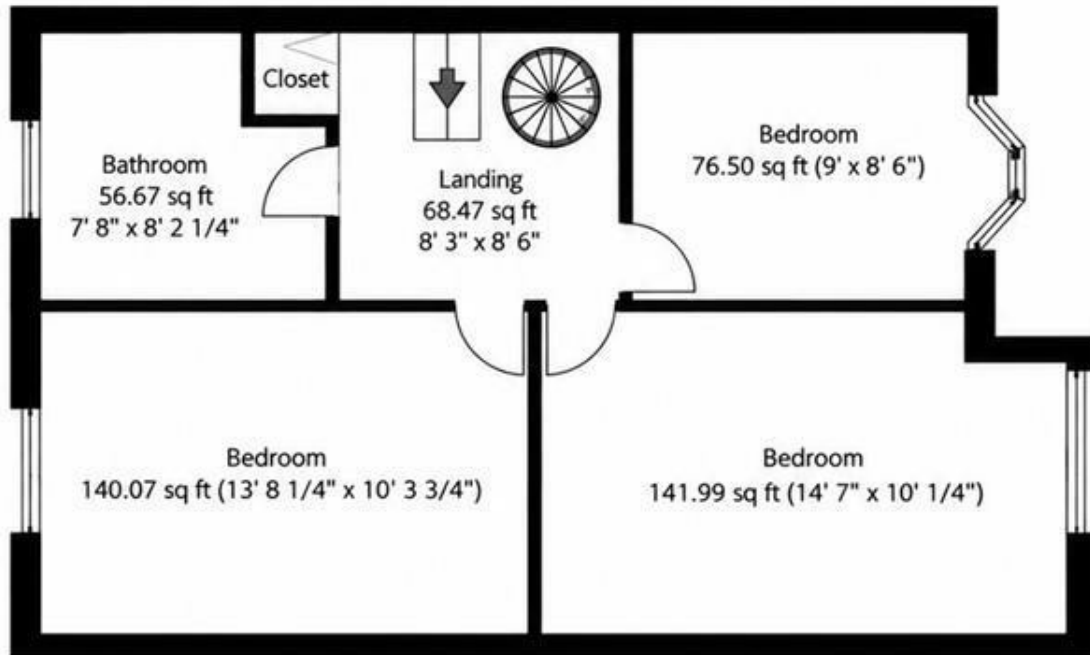
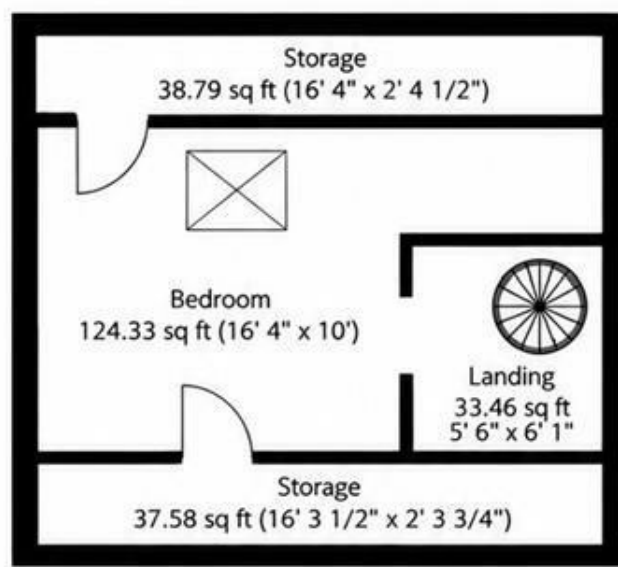
BEDROOM 9' x 8'6

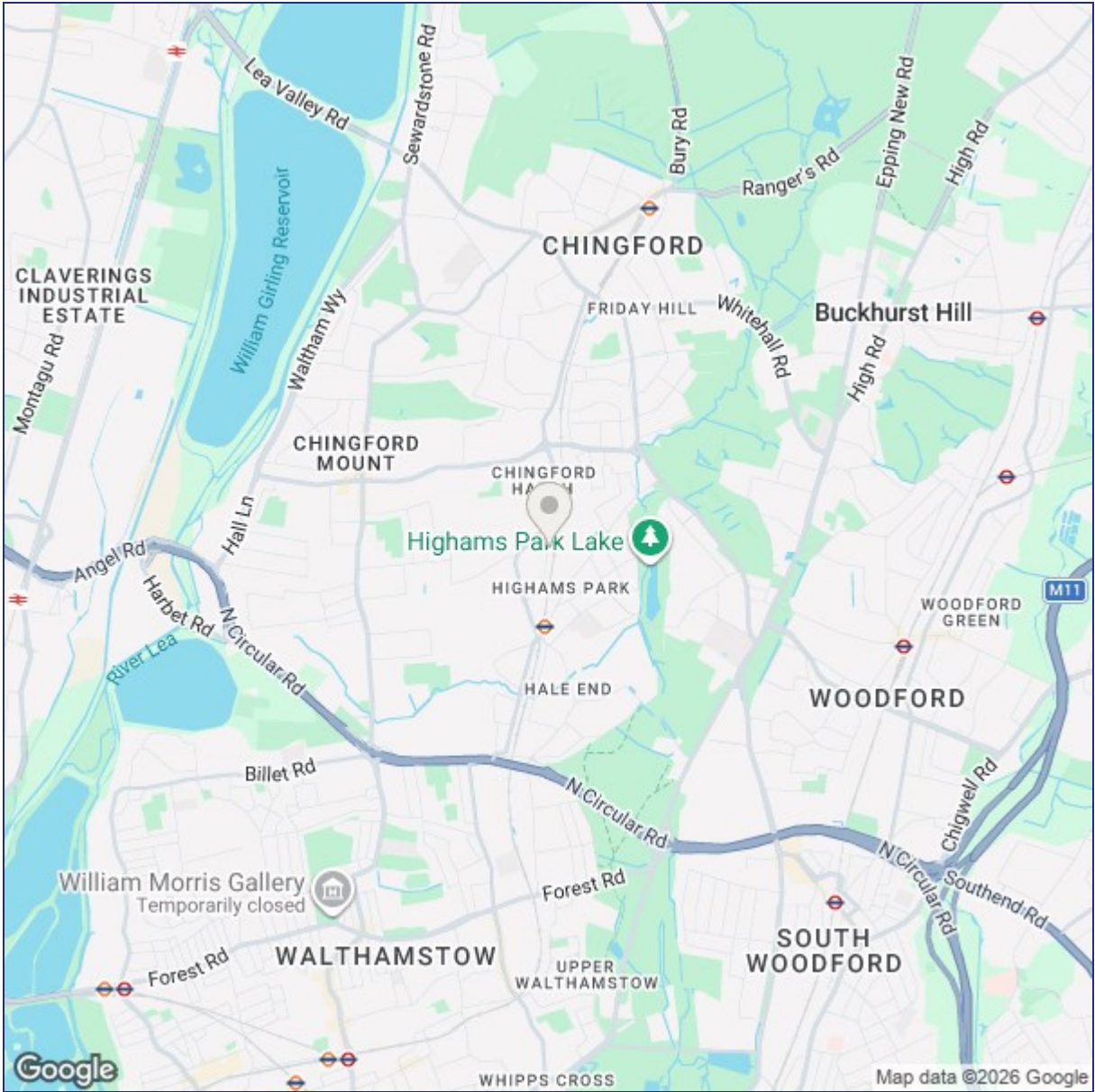
BATHROOM 8'2 x 7'8

LOFT ROOM 16'4 x 10'

DISCLAIMER







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.