

86 Old Church Road  
Chingford  
E4 8BX

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



## Manor Farm Drive, E4 6HH



Guide Price £435,000 Freehold

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

### 3 BEDROOM TERRACED HOUSE

Kings of Chingford are delighted to offer to the market this well located three bedroom terraced family home. Ideally located just a short distance to local amenities and boasting superb transport links. Also falling into the catchment area for some good local schools.

Arranged over two floors, the ground floor is comprised of a generous living/dining room with bay window. The kitchen offers base and eye level units and tiled splash backs. The ground floor also includes the bathroom, consisting of bath tub and hand basin. To the first floor you have two double bedrooms with ample space for storage and bedroom three which is a sizable single with built in storage. The first floor also has a WC.

You have a small communal green directly in front of the property with plenty of on street parking. To the rear you have a great size, private, laid to lawn garden.

In need of updating throughout, but boasting huge amounts of potential, with the possibility of extension, STPP, this property is well suited to first time buyers and investors.

Call one of our 2 Chingford offices now to arrange your viewing and avoid disappointment.

**LIVING/DINING ROOM 14'84 x 10'97**

**KITCHEN 12'15 x 6'34**

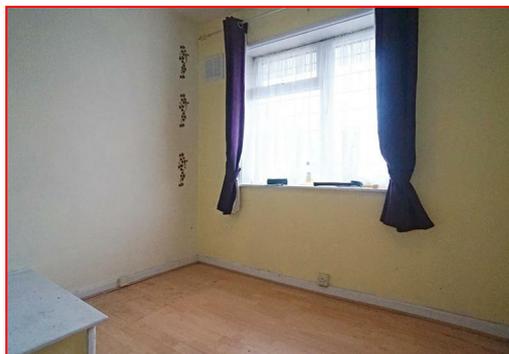
**BATHROOM 5'67 x 4'45**

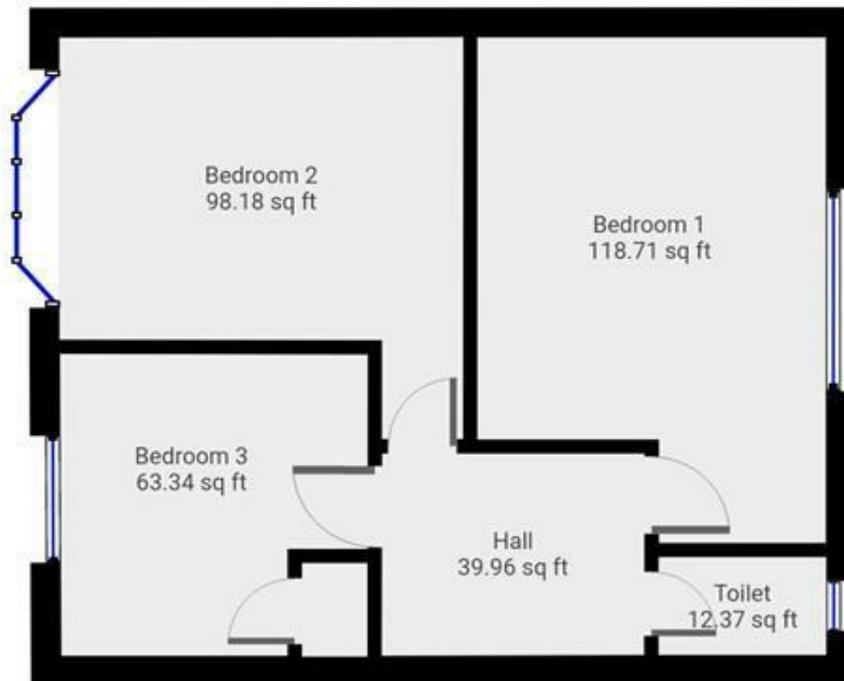
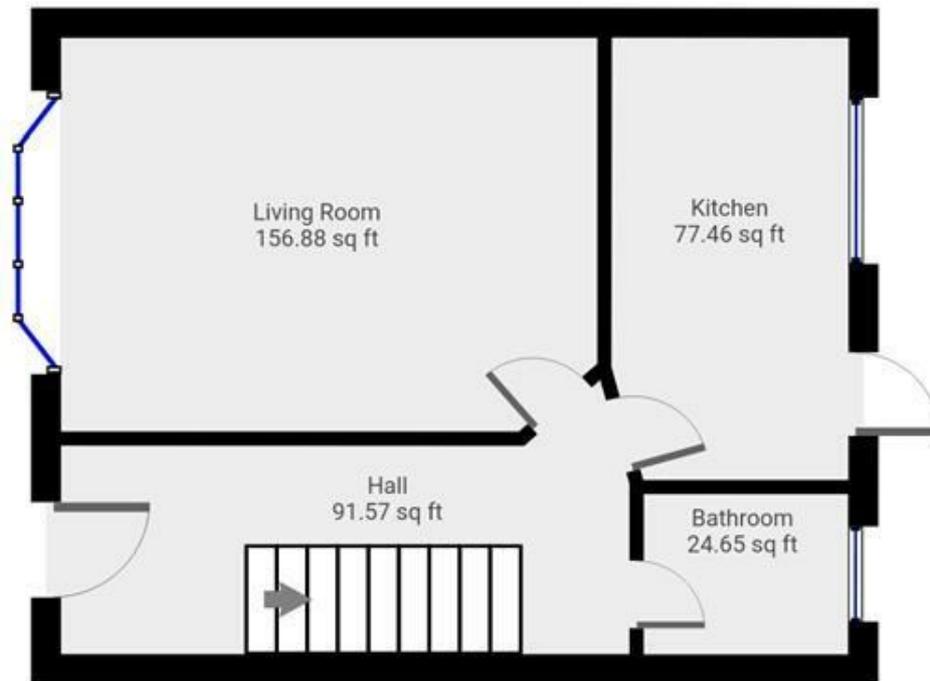
**BEDROOM 1 14'29 x 9'89 x 9'51**

**BEDROOM 2 12'88 x 11'12 x 8'42**

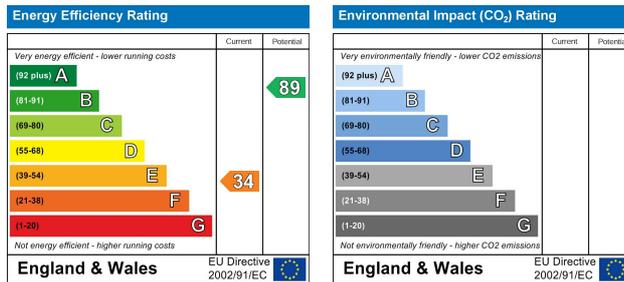
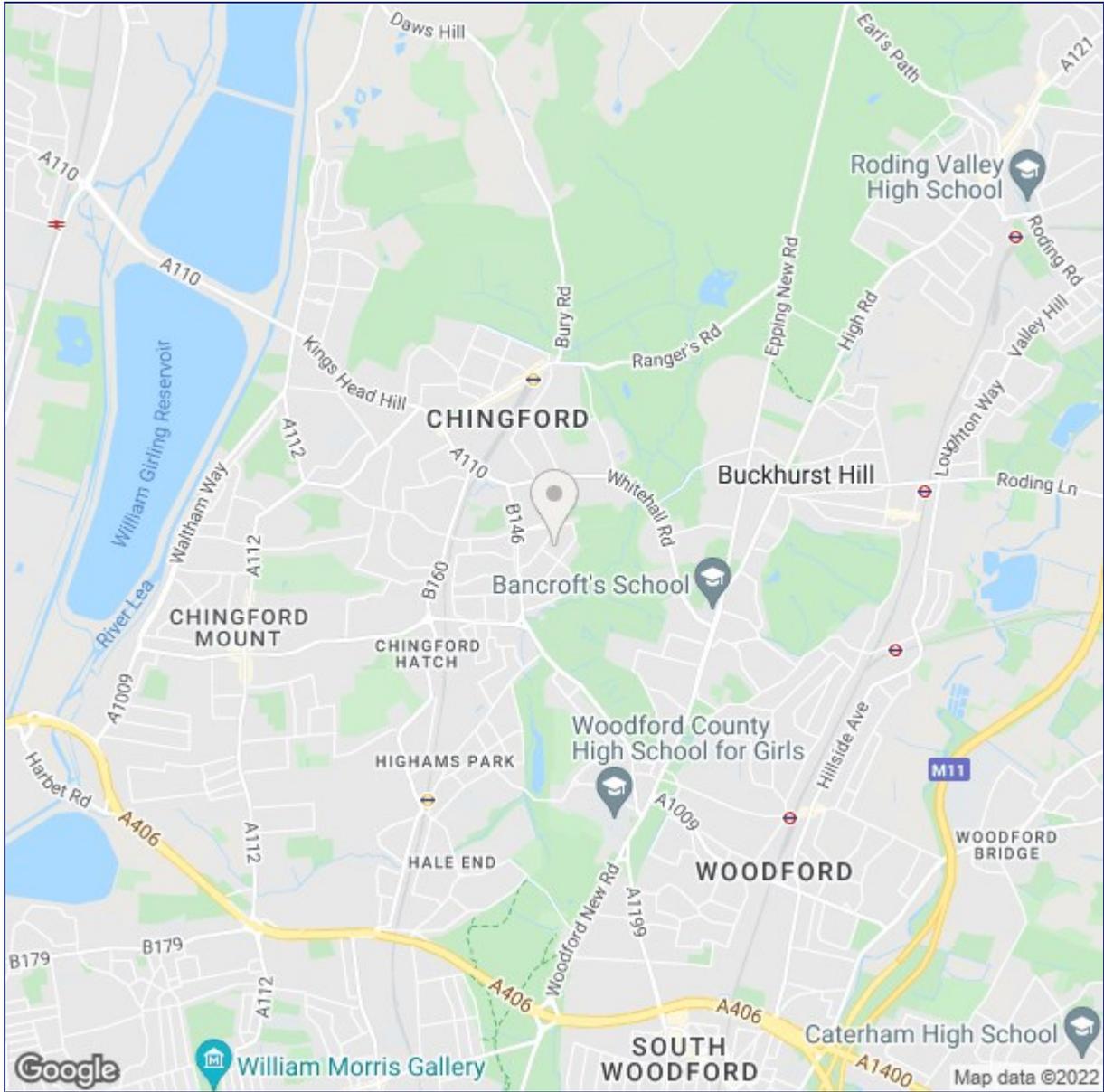
**BEDROOM 3 8'41 x 8'27**

**W/C 4'69 x 2'53**





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



("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.

