

86 Old Church Road
Chingford
E4 8BX

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



Marmion Close, E4 8EN



Asking Price £555,000 Freehold



Kings are delighted to offer for sale this stylish and beautifully presented three-bedroom home, ideally located in a sought-after part of Chingford.

The ground floor features a spacious through lounge with elegant wood-style flooring and French doors leading into an extended, bright, and airy kitchen. This impressive space benefits from a conservatory conversion, creating a generous open-plan kitchen and breakfast area, perfect for modern family living.

The kitchen is fitted with contemporary white gloss handleless units at both base and eye level, complemented by a built-in oven, hob, extractor fan, tiled splashbacks, and tiled flooring. A breakfast bar island and floor-to-ceiling window add a contemporary feel, while additional French doors open onto the rear garden. A convenient downstairs WC is also located off the kitchen area.

Upstairs, you'll find three well-proportioned bedrooms and a fully tiled family bathroom.

One of the standout features of this home is the low-maintenance rear garden, which includes a large paved patio, artificial lawn, and gravel borders—ideal for relaxing or entertaining. To the rear of the property, there is also a double garage providing excellent additional storage or parking.

Situated in the heart of Chingford, this home is just a short distance from local shops, cafés, restaurants, and bars. Chingford Overground Station is also nearby, offering excellent transport links into the City.



Mobile (based on calls indoors)

O2 Good
EE Average
Three Good
Vodafone Average

Broadband (estimated speeds)

Standard 12 mbps
Superfast 49 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT
Sky
Virgin

Owners comments

I was attracted to this property because of the quiet cul de sac setting with the views of the green. The property offers good size accommodation and has been well maintained. I hope the new owners enjoy this property as much as I have.

Reception One 25'9 x 12'7

Kitchen/Breakfast room L shaped 18'3 x 14

Bedroom One 13'7 x 11'9

Bedroom Two 11'9 x 11'9

Bedroom Three 7'10 x 6'1

Bathroom 6'2 x 6'1

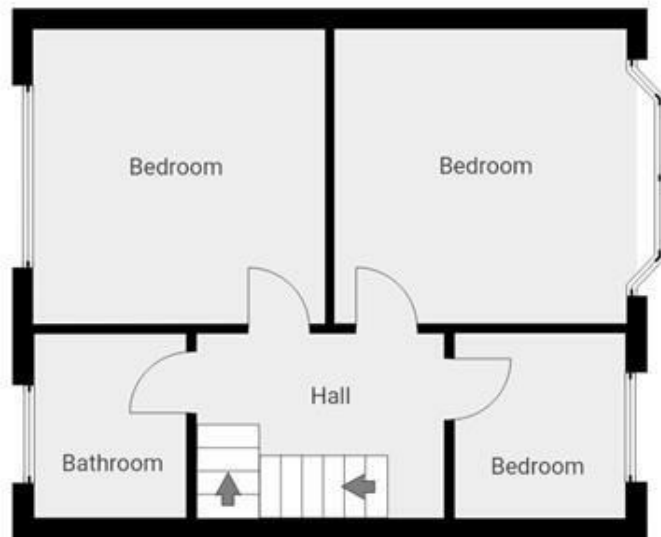
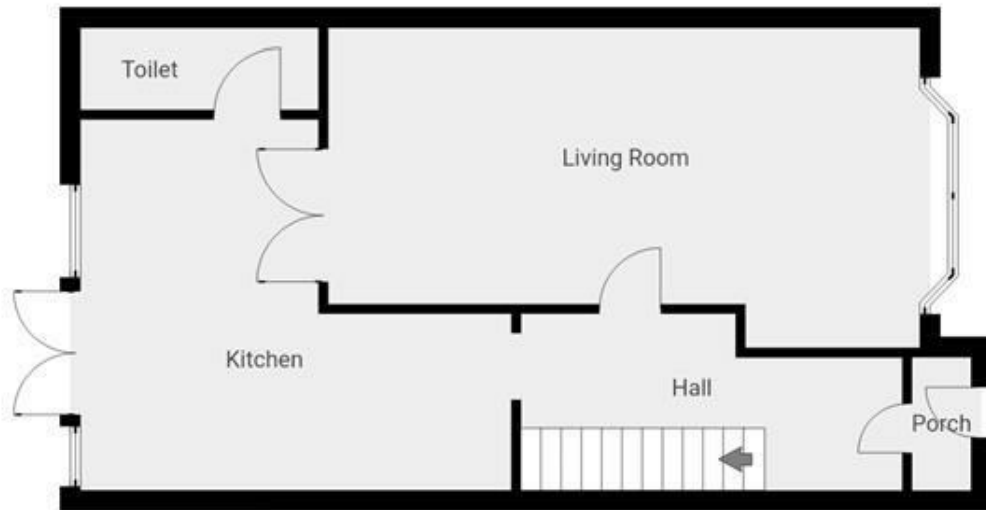
Garden

Double garage

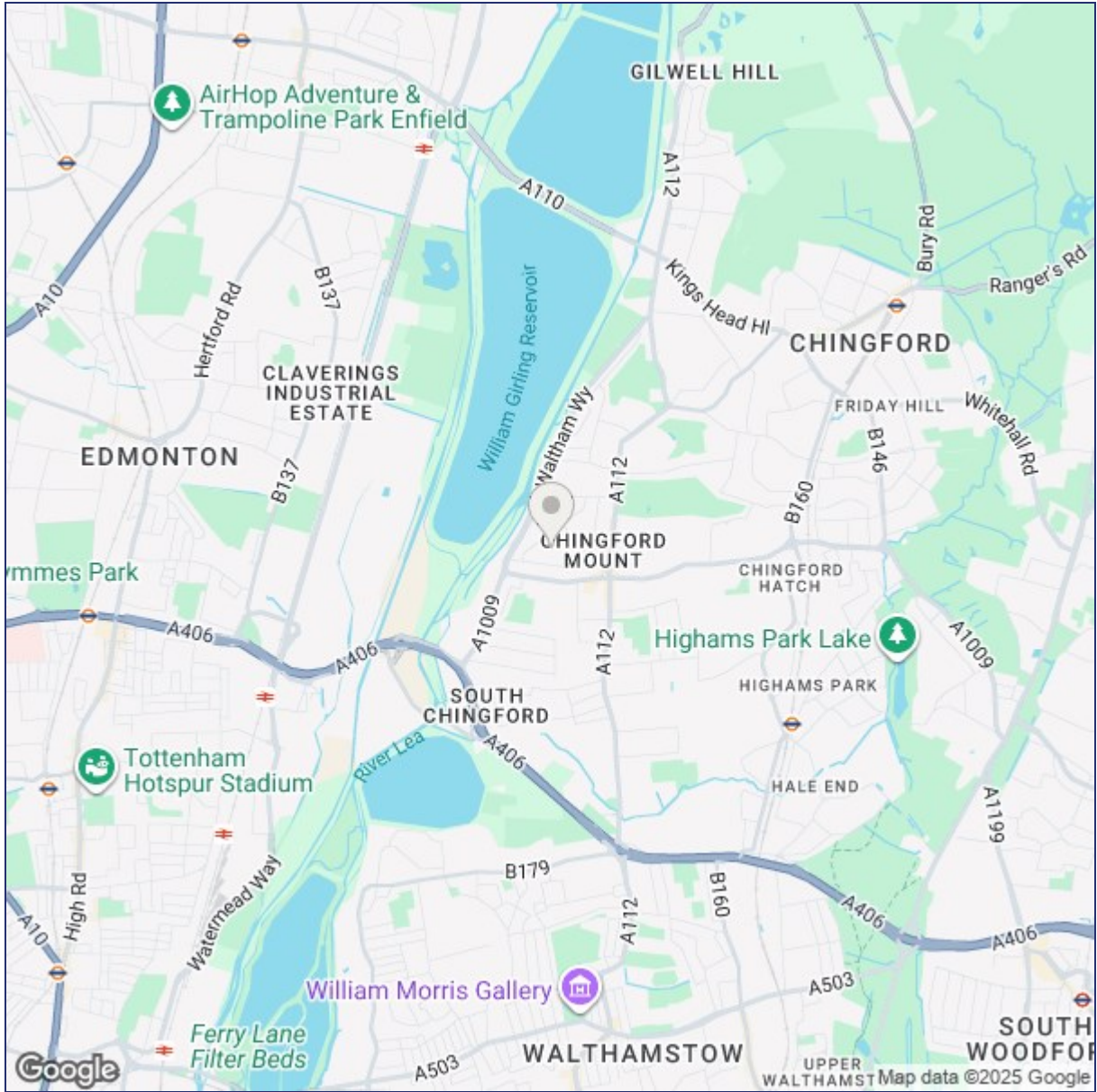
DISCLAIMER

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.





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	
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	
67	73
EU Directive 2002/91/EC	
England & Wales	

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	
62	69
EU Directive 2002/91/EC	
England & Wales	

("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.

