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Bateman Road, E4 8ND



Offers In Excess Of £585,000 Freehold

*** 5 BEDROOM TERRACED HOUSE ***

Kings of Chingford are delighted to offer to the market this well located five bedroom terraced family home.

Situated in on Bateman road you are just a minutes walk for Chingford Mount Road and all the amenities it has to offer. The property also boasts excellent transport links with easy access to Walthamstow, Chingford and Highams Park Train stations. This lovely home also falls into the catchment area for some excellent local schools.

The residence itself is arranged over three floors. The ground floor is comprised of an open plan living/dining room, kitchen and downstairs cloakroom. To the first floor you have three well proportioned bedrooms and the main family bathroom. The second floor is encompassed in the loft extension and provides you with a shower room.

To the rear you have a partially paved, partially laid to lawn garden.

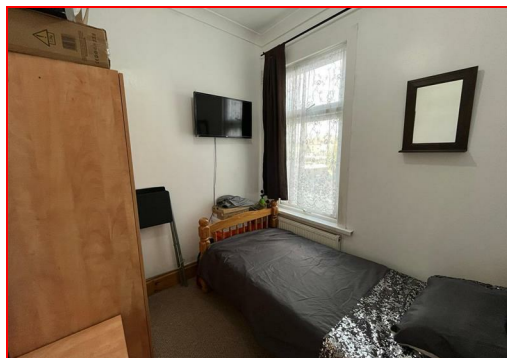
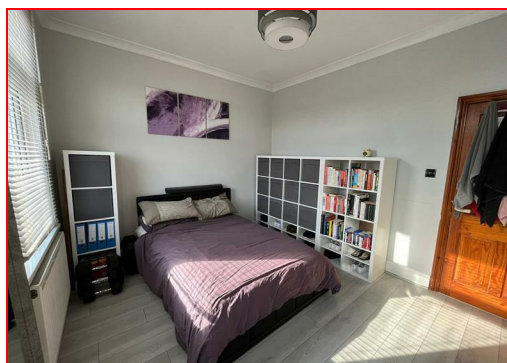
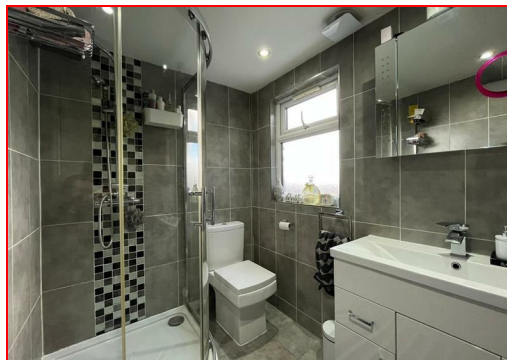
This property is well suited to families or those buyers looking to start one.

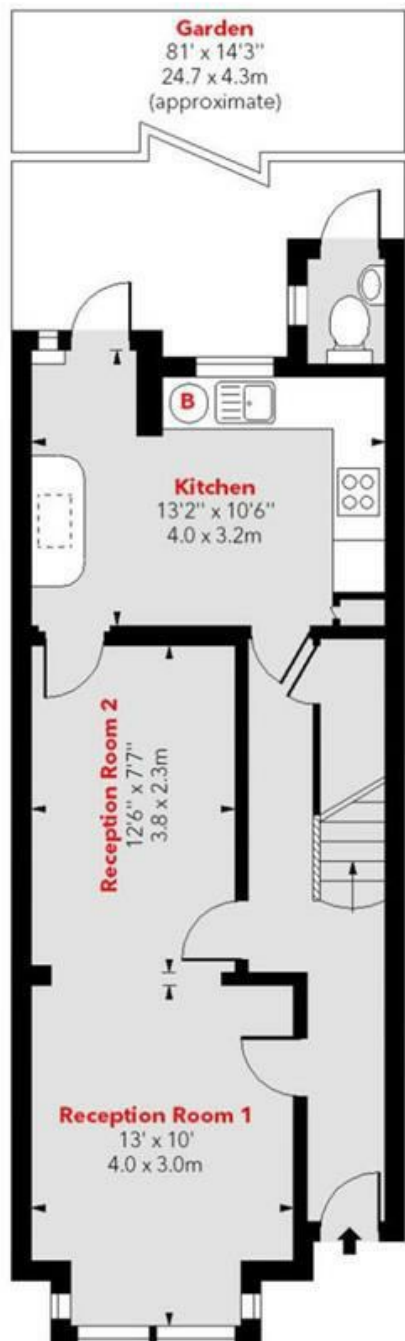
Call our office now to arrange your viewing and avoid disappointment.

EPC - C
Council Tax Band - C
Tenure- Freehold

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 WHATEVER IN RELATION TO THIS PROPERTY.





Ground Floor

Floor Area 484 Sq Ft - 44.96 Sq M



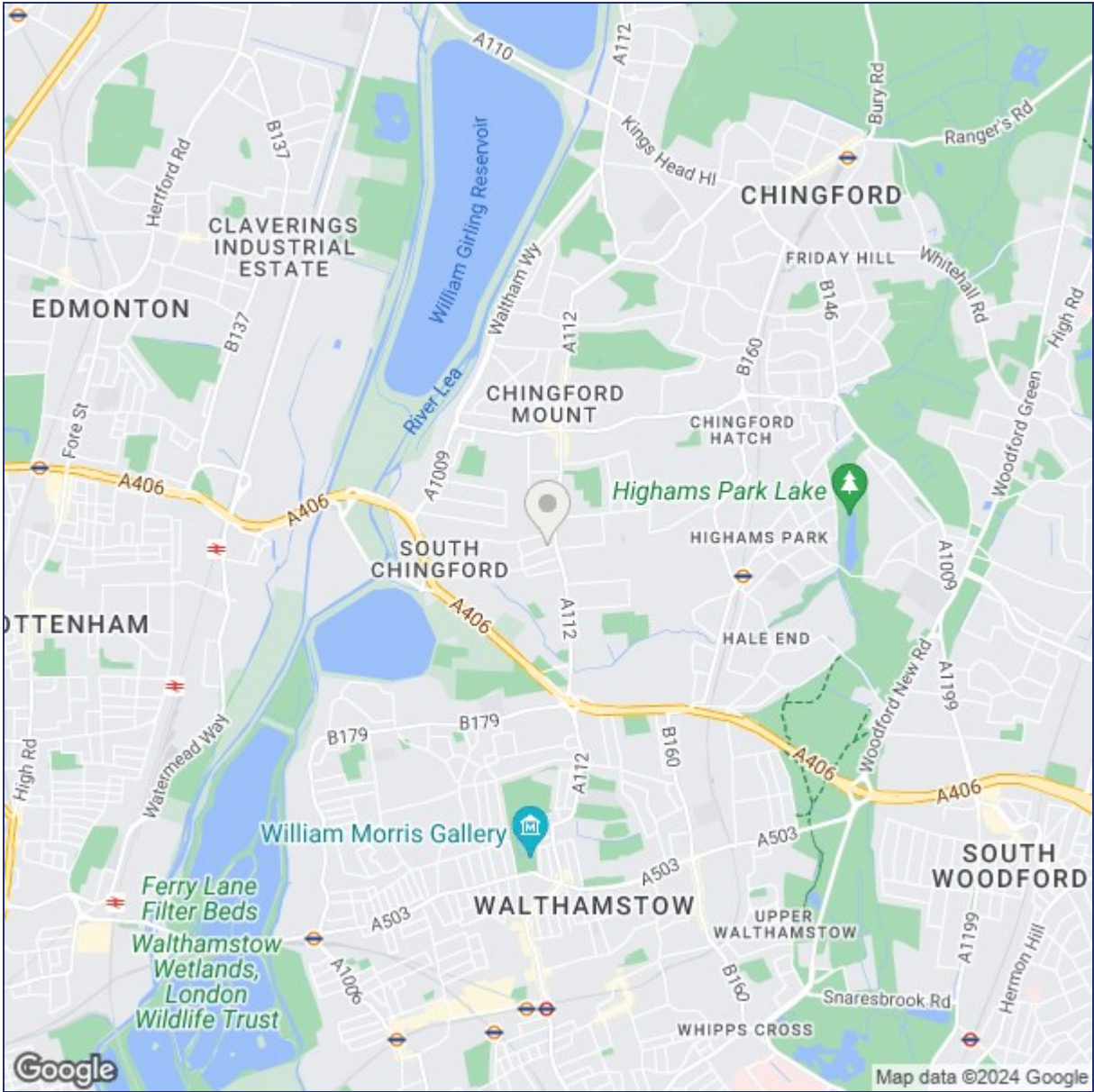
First Floor

Floor Area 406 Sq Ft - 37.72 Sq M



Second Floor

Floor Area 319 Sq Ft - 29.64 Sq M



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.

