

86 Old Church Road
Chingford
E4 8BX

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



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

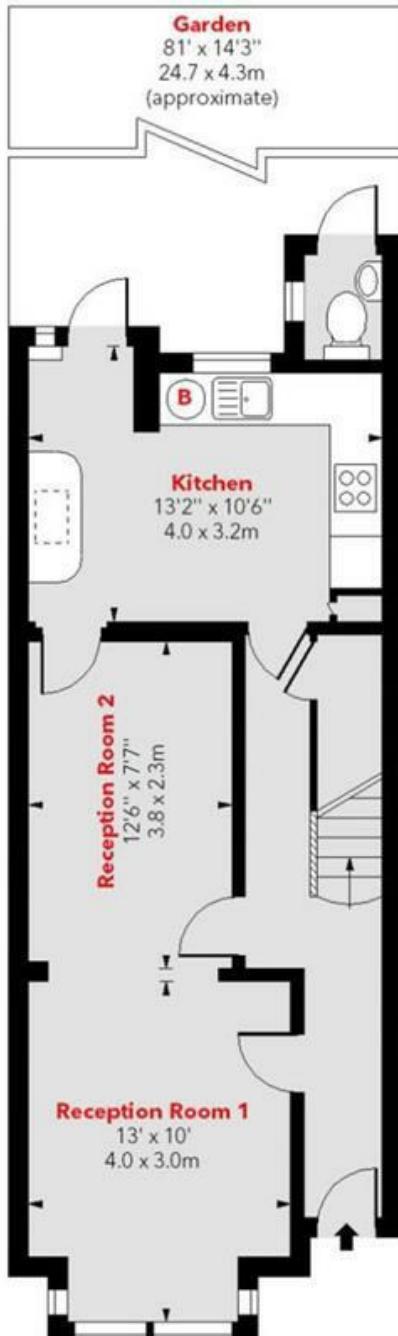
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

Floor Area 319 Sq Ft - 29.64 Sq M

First Floor

Floor Area 406 Sq Ft - 37.72 Sq M

Ground Floor

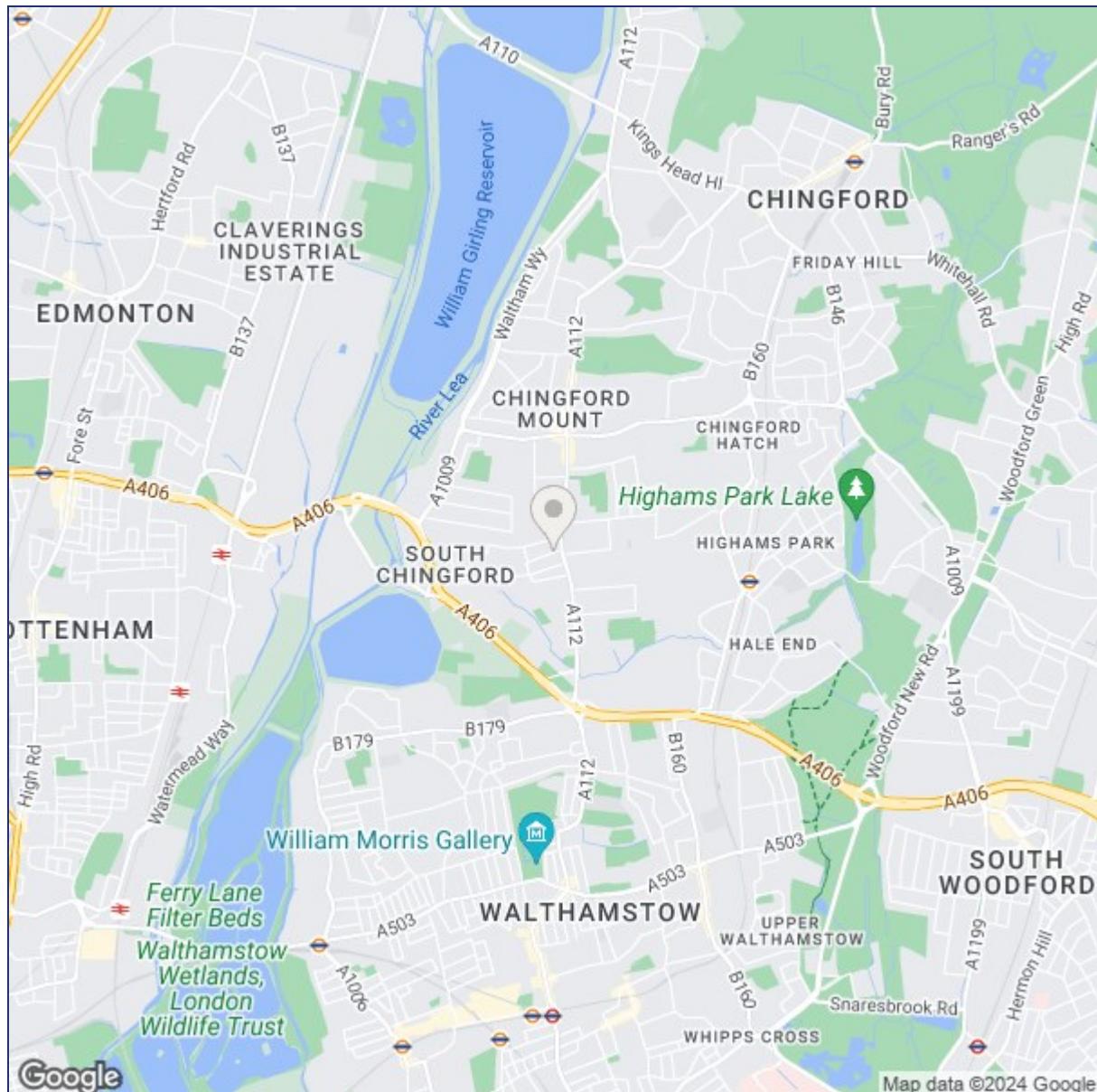
Floor Area 484 Sq Ft - 44.96 Sq M

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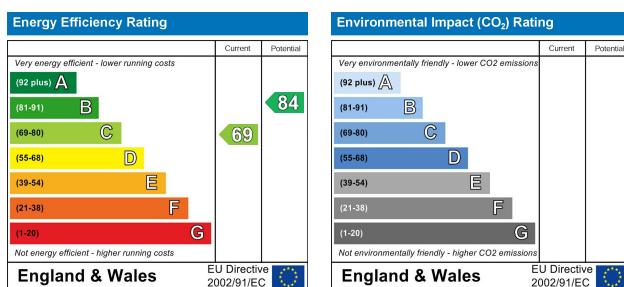
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(“These details are correct at time of going to press”).

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The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

