

86 Old Church Road
Chingford
E4 8BX

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



Templeton Avenue, E4 6SP



Guide Price £510,000 Freehold

CHAIN FREE

3 BEDROOM HOUSE

Kings of Chingford are delighted to offer to the market as exclusive agents, this well appointed three bedroom mid-terrace family home.

Situated on the ever sought after Templeton Avenue, you are just a minutes walk to Chingford Mount and the variety of amenities it has to offer. Also boasting fantastic transport links with easy access to Chingford, Walthamstow and Highams Park train stations.

The residence is arranged over two floors, with the ground floor being comprised of an open plan through lounge including bay window to the lounge area and patio doors to the dining space. The kitchen is finished with white, base and eye level units, work tops and tiled splash backs.

To the first floor you have two generously sized double bedrooms and a spacious third single. The bathroom is fully tiled and completed with a modern white hand basin & toilet and shower enclosure.

To the front of the property you have a paved driveway with the potential for 2 parking spaces. To the rear you have a partially paved, partially laid to lawn garden with rear access.

This wonderful home oozes with potential to extend STPP and is well suited to first time buyers.

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

EPC - C
COUNCIL TAX BAND - D
TENURE - FREEHOLD

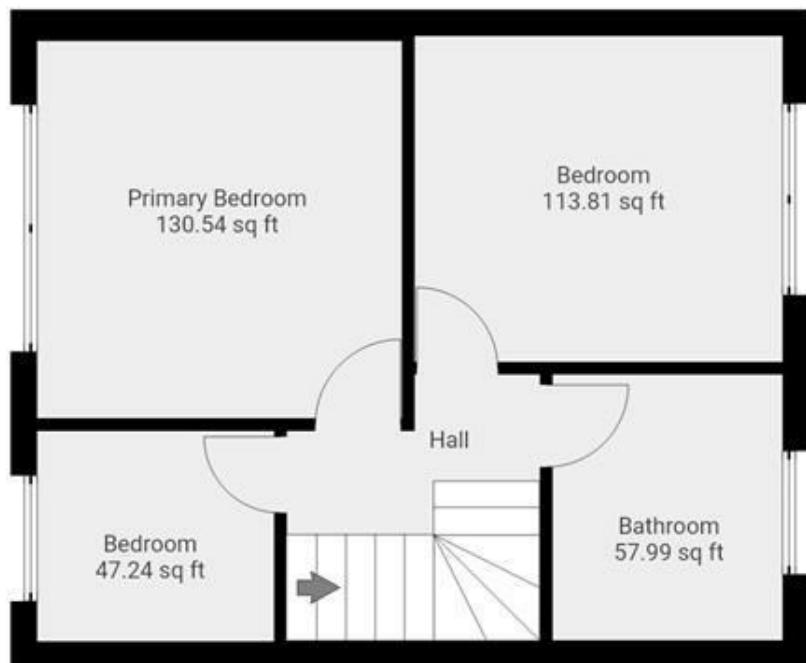
86



Old Church Road, Chingford, E4 8BX

T: 0208 524 7444

www.kings-group.net



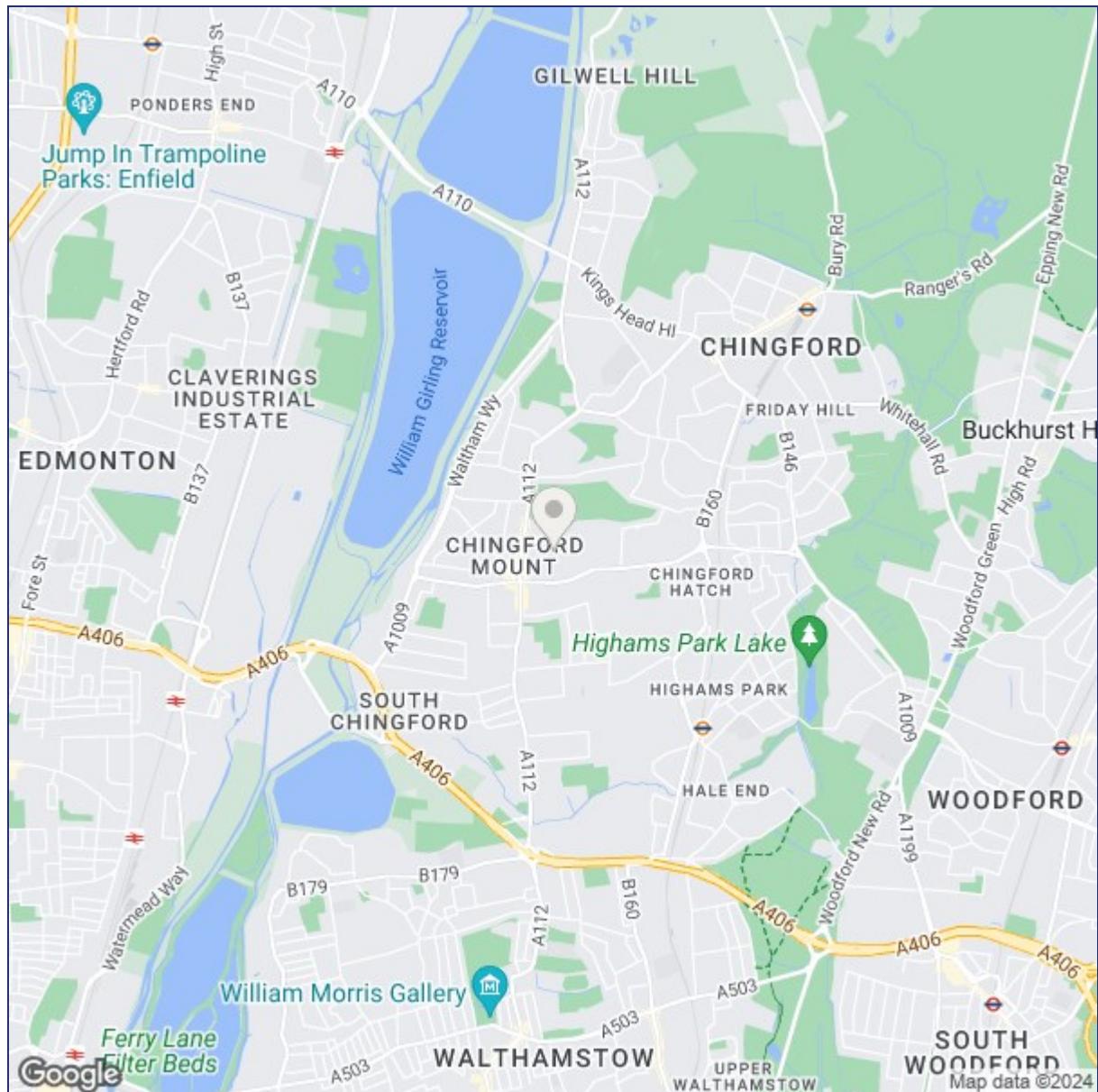
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

86 Old Church Road, Chingford, E4 8BX

T: 0208 524 7444

www.kings-group.net





| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | 89 |

| 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 | | | |
| England & Wales | 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.

