



**27 Hollywood Road,
Chingford**

**Offers In Excess Of
£500,000 Freehold**



27 Hollywood Road, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- *** CHAIN FREE ***
- CUL-DE-SAC
- SEMI DETACHED
- 3 BEDROOMS
- 2 RECEPTIONS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX D
- EPC RATING D

Kings Group of Chingford present this three-bedroom semi-detached property to the market. The ground floor comprises an entrance hallway providing access to a living room and separate dining room, a kitchen fitted with base and eye level units, roll-top work surfaces and tiled splashbacks, and a downstairs WC. The first floor includes two double bedrooms, a single bedroom and a family bathroom. Externally, the rear of the property features a garden laid to lawn with side access, while the front offers off-street parking.

Hollywood Road is located in a residential area of Chingford, close to a range of local amenities. Chingford Overground station is within easy reach, offering direct links into London Liverpool Street, while several bus routes serve the surrounding area. A number of primary and secondary schools are nearby, along with local shops, green spaces and access to the A406 and M11 for road connections.

Coverage

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 12'8 x 11'7 (3.86m x 3.53m)

RECEPTION 11'10 x 11'05 (3.61m x 3.48m)

KITCHEN 17'02 x 7'3 (5.23m x 2.21m)

DOWNSTAIRS WC 5'04 x 2'04 (1.63m x 0.71m)

LANDING

BEDROOM 13'00 x 9'00 (3.96m x 2.74m)

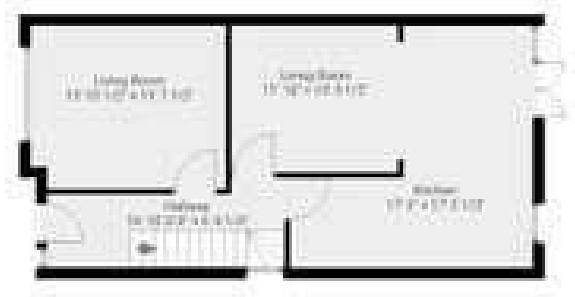
BEDROOM 10'03 x 11'11 (3.12m x 3.63m)

BEDROOM 7'04 x 7'01 (2.24m x 2.16m)

FAMILY BATHROOM

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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