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Chingford
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Whitehall Gardens, E4 6EJ



Asking Price £550,000 Freehold

*** CHAIN FREE PROJECT ***

Kings Group Chingford presents this 3-bedroom terraced house. The ground floor includes an entrance hallway, a living room with a bay window, a dining room with patio doors to the garden, and a kitchen with base and eye-level units, roll-top work surfaces, and tiled splash backs. The first floor has two double bedrooms, a single bedroom, and a family bathroom. The rear garden is partially paved with a lawn, and the front garden is paved for low maintenance. The property is of brick and tile construction with mains electricity, gas, and water.

Located in the heart of North Chingford, this home is a short walk from the mainline station. Offered with no onward chain, it has great potential for future extensions, subject to planning permission.

Call Kings Group today to arrange your viewing and avoid disappointment! 0208 524 7444

FREEHOLD
Council Tax Band D
EPC Rating TBC

Flood Risk
Rivers & Seas No Risk
Surface Water Low

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 9 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM 14' x 13'3

DINING ROOM 14' x 10'11

KITCHEN 22'5 x 7'9

LANDING

BEDROOM 14'4 x 11'9

BEDROOM 11'10 x 11'6

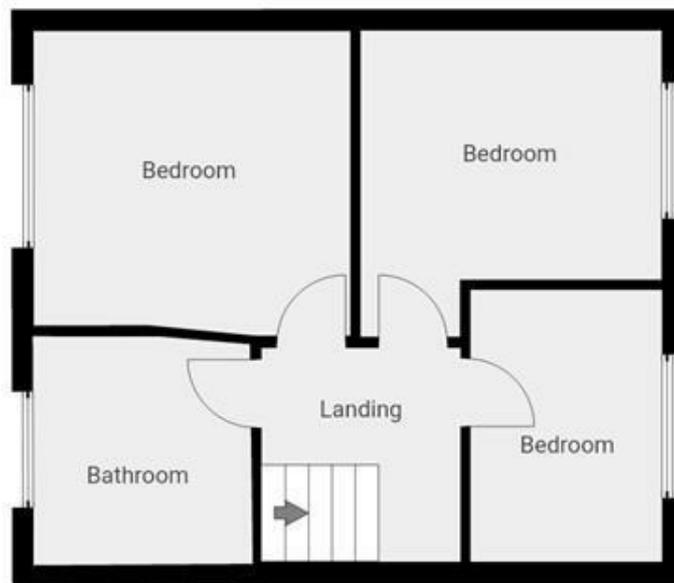
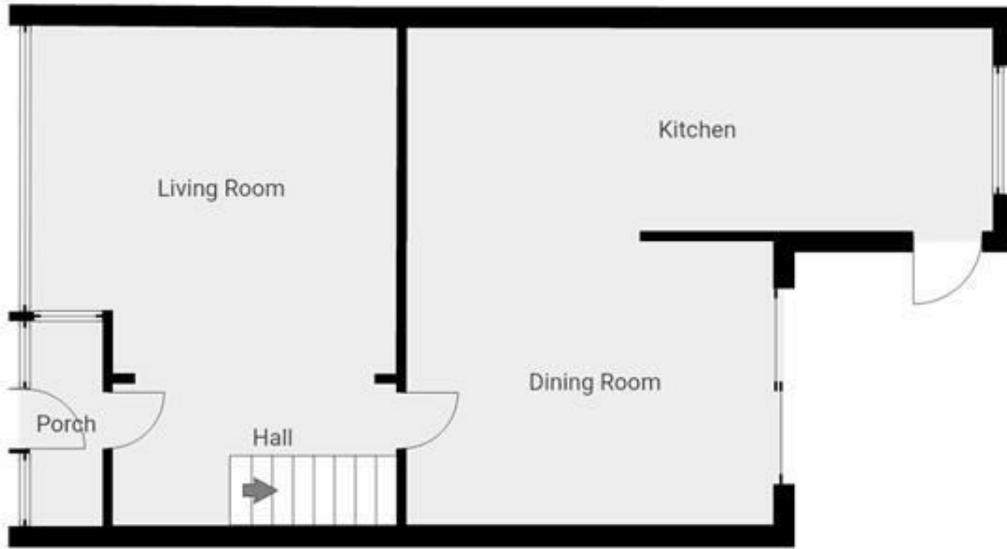
BEDROOM 10'6 x 7'4

BATHROOM 8'10 x 8'4

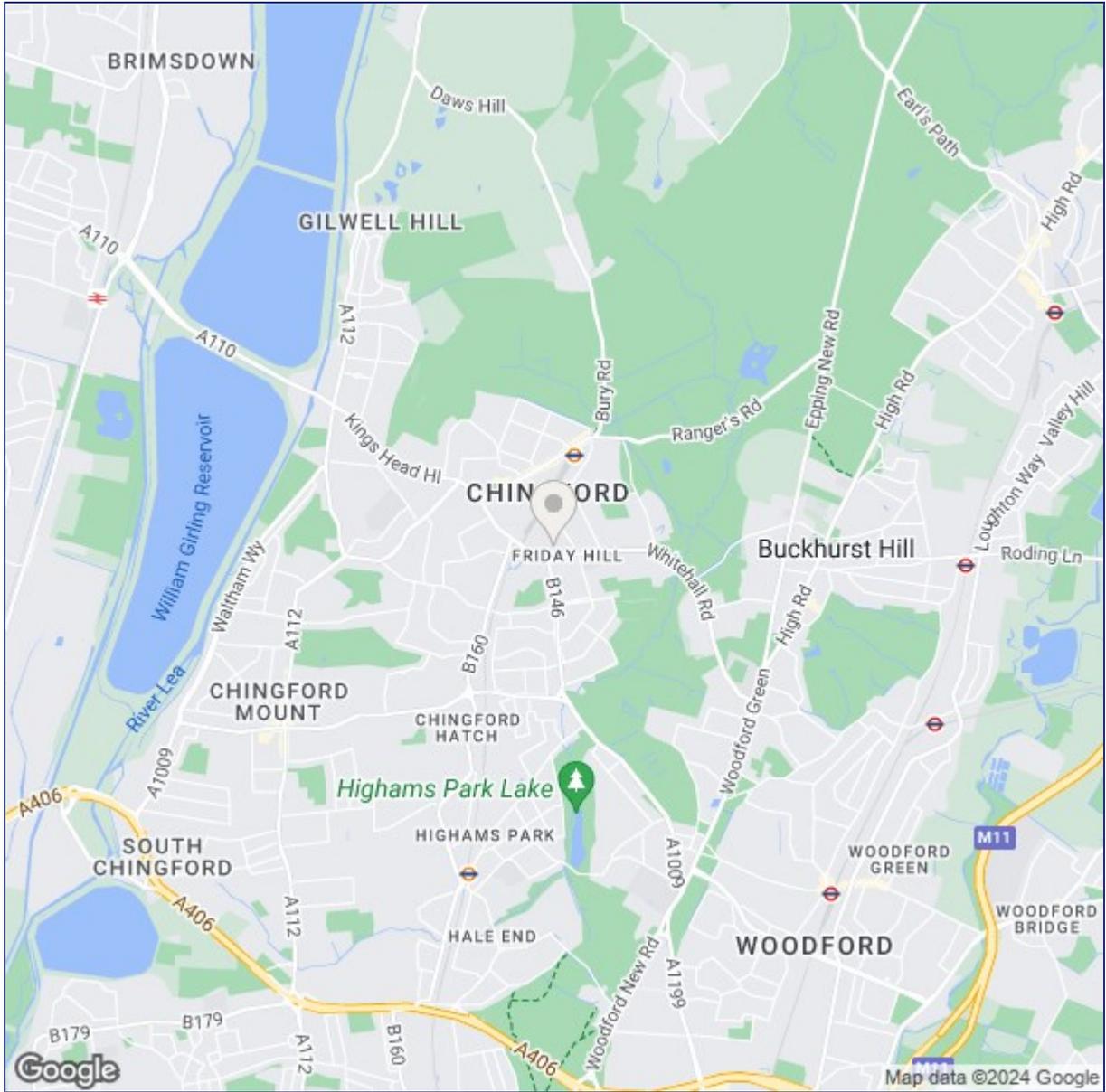
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.





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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	
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	
EU Directive 2002/91/EC	
England & Wales	

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

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