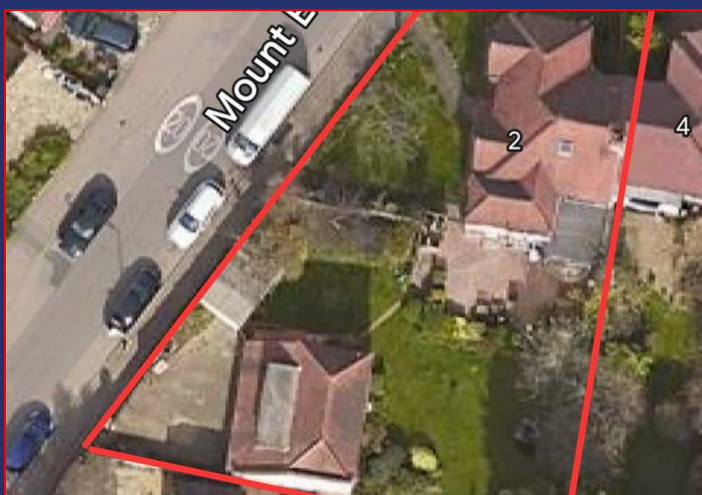


86 Old Church Road
Chingford
E4 8BX

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Nevin Drive, E4 7LH



Offers In Excess Of £999,995 Freehold



RARELY AVAILABLE TO THE MARKET!!!! This substantial semidetached 1821 sq ft 4 bedroom home on a large corner plot with a separate extremely spacious annexe of approx. 1400sq ft in size to the side, consisting of 2 double garages with rooms above. The flexibility of this home would suit a larger family or multi-generational living or the annexe being used as a rental opportunity with further potential to extend into the loft stpp.

To suit an investor there was a pre planning application in 2020 favourably looked at by the council to convert the main house into 2 flats, with the annexe being demolished and the erection of a 3 bedroom detached house stpp. There is no reason that further applications could not be submitted to maximise the potential this home has to offer.

On the ground floor you have 3 large receptions with a ground floor WC and fitted kitchen in white gloss trim. To the first floor you have 4 good size bedrooms and 2 family bathrooms. The grounds consist of an extremely wide frontage with laid to lawn to 3 sides, mature plants and trees and a patio area. The annexe has parking to the front with stairs to the side accessing the first floor.



Nevin Drive is a popular residential turning, giving easy access to the shops, bars and independent restaurants of Station Road, and Chingford Station, that will have you in to Liverpool Street in 27 minutes. North Chingford is highly sought after for its access to some outstanding schooling (State & Independent) with Chingford Foundation being a short walk away. Open spaces of Epping Forest give excellent sporting opportunities, with several Golf Clubs, Equestrian Centres nearby as well as Tennis, Rugby, Sailing and Running all being represented.

Available on A Chain Free Basis.

Mobile (based on calls indoors)

O2 Good
EE Good
Three Good
Vodafone Good

Broadband (estimated speeds)
Standard 20 mbps
Superfast 80 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability

BT
Sky
Virgin

RECEPTION 1 13'2 x 25'00

RECEPTION 2 17'11 x 15'11

RECEPTION 3 14'6 x 12'11

WC 9'00 x 4'03

KITCHEN 15'8 x 7'11

BEDROOM 1 18'00 x 11'2

BEDROOM 2 9'3 x 13'2

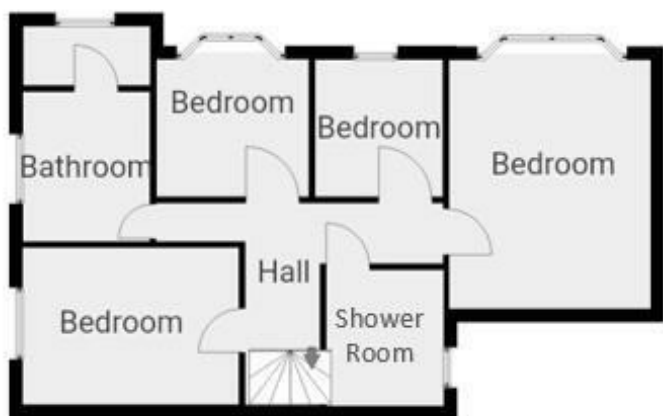
BEDROOM 3 9'11 x 7'10

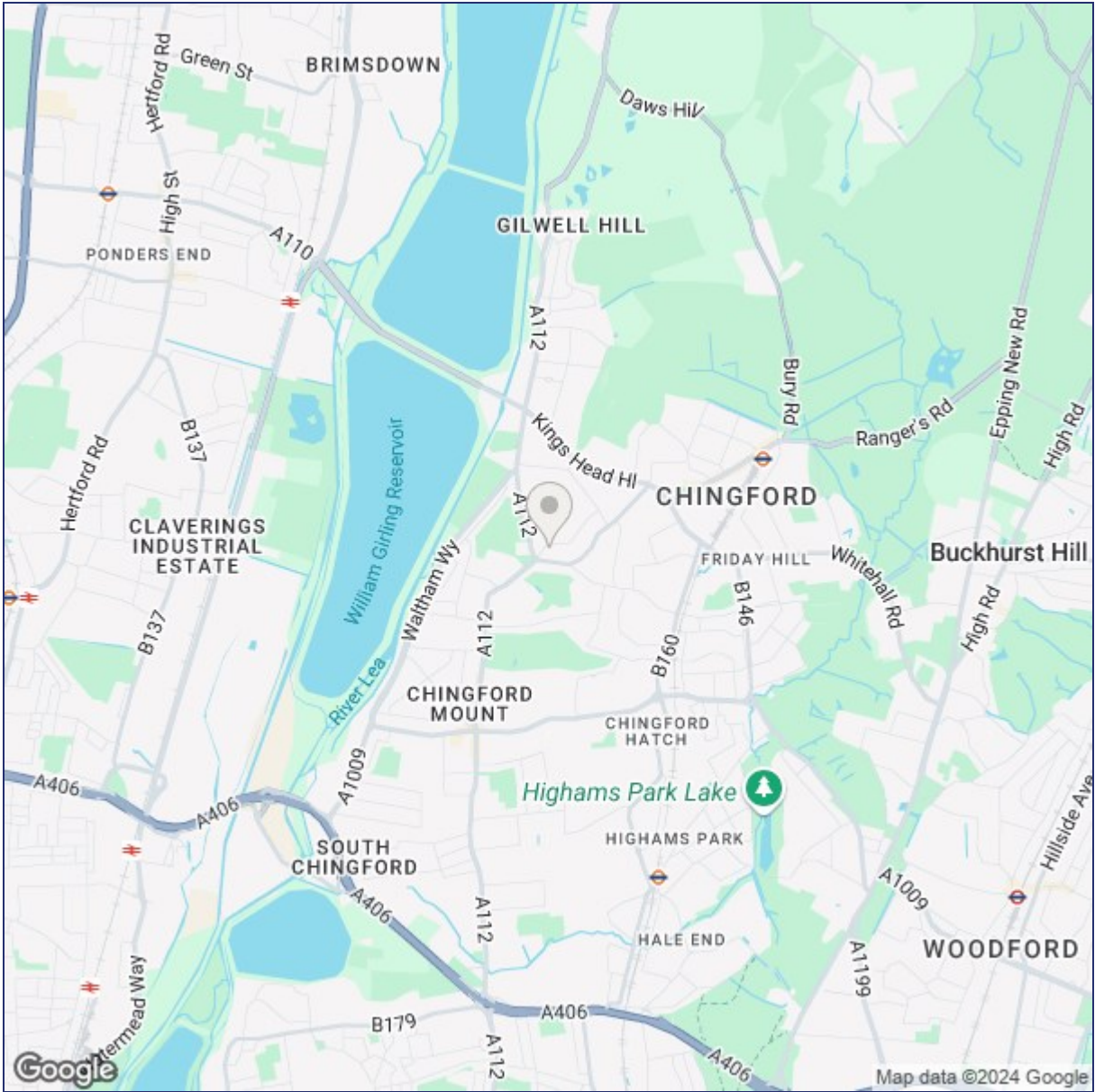
BEDROOM 4 9'3 x 12'10

BATHROOM 8'10 x 7'4

SHOWER ROOM 8 x 7'2







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		
		76			
		49			
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.

