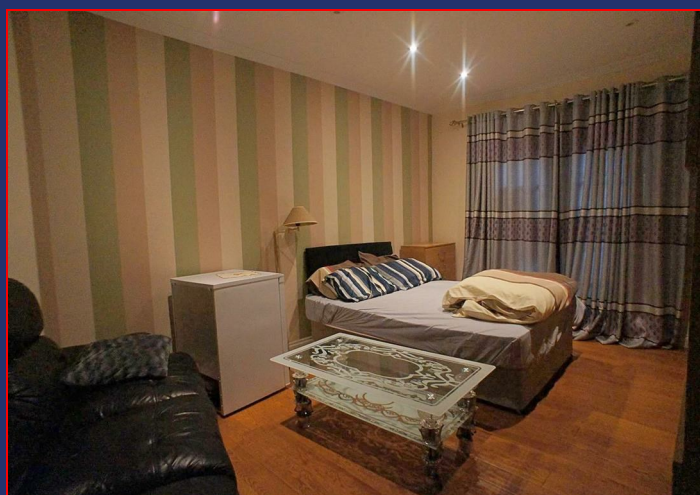
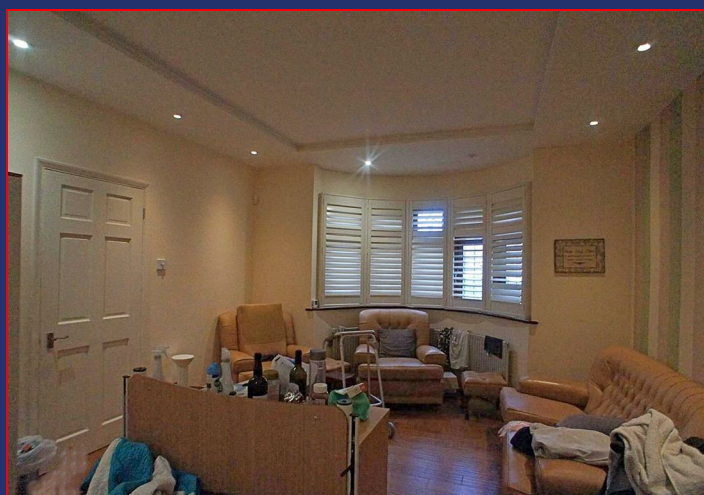


86 Old Church Road  
Chingford  
E4 8BX

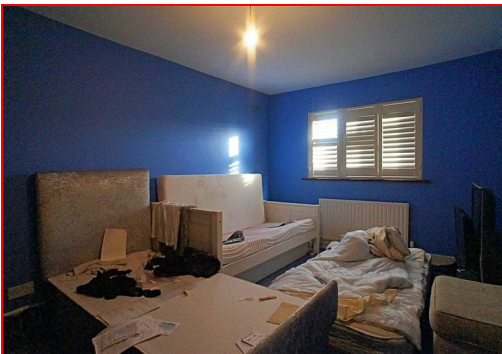
T: 0208 524 7444  
www.kings-group.net



## New Road, E4 9EX



**Guide Price £610,000 Freehold**



CHAIN FREE

\*\*\*4 BEDROOM HOUSE\*\*\*

Kings are please to offer to the market this purpose built 4 bedroom 1930's built semi detached house situated within walking distance to Chingford Mount shopping and transport facilities.

The property boasts many features including, on the ground floor, two reception rooms, a large fitted kitchen and ground floor w.c. On the first floor there is a family bathroom and four bedrooms. Externally the property offers off street parking to the front and to the rear a large 100'ft south facing rear garden. This wonderful property also benefits from a garage to rear with access via shared driveway.

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

Council Tax Band - F  
EPC Rating- D  
Tenure-Freehold

**Reception One 19'0" x 12'4" measuring into bay**

**Reception Two 16'7" x 10'6"**

**Ground Floor W.C**

**Kitchen 14'5" x 7'10"**

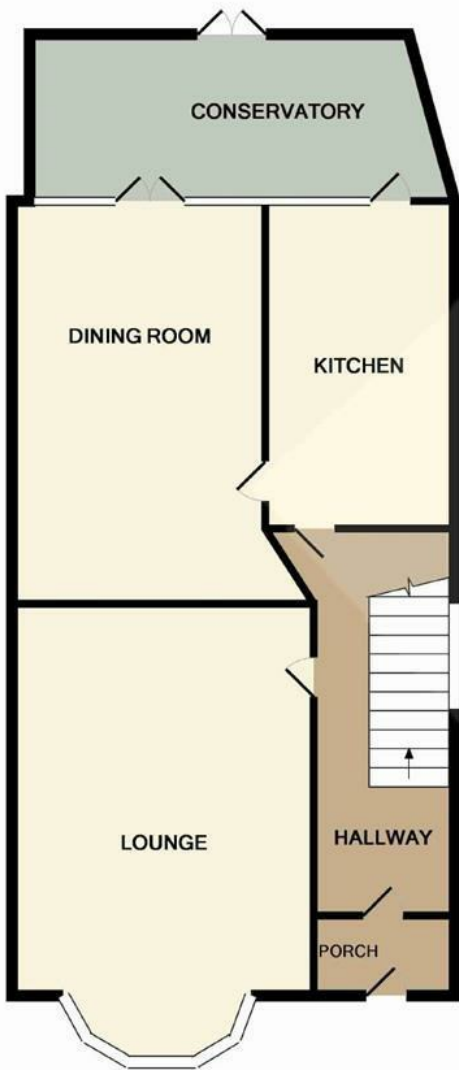
**Bathroom 7'0" x 5'8"**

**Bedroom One 19'0" x 12'0" measuring into bay**

**Bedroom Two 16'0" x 9'10"**

**Bedroom Three 10'0" x 8'6" narrowing to 8'7"**

**Bedroom Four 9'9" x 6'3"**



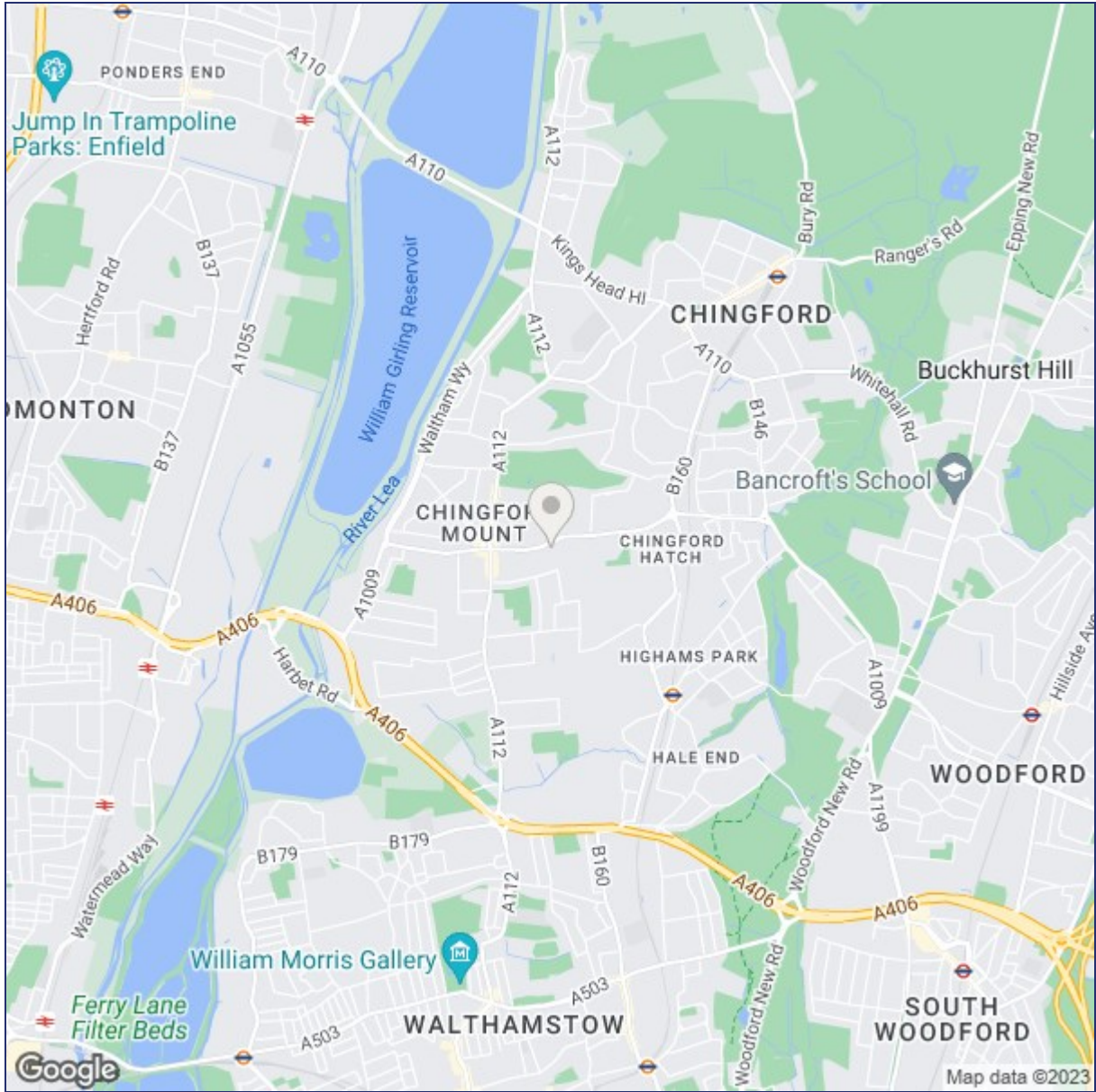
GROUND FLOOR  
APPROX. FLOOR  
AREA 830 SQ.FT.  
(77.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)

NEW ROAD E4  
TOTAL APPROX. FLOOR AREA 1446 SQ.FT. (134.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2012



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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.

