



**2 Hawkdene, North  
Chingford**

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



# 2 Hawkdene, North Chingford

32 Station Road, North Chingford,  
London, E4 7BE

0208 529 7685  
[www.kings-group.net](http://www.kings-group.net)

- CHAIN FREE
- 3 BEDROOM END TERRACE HOUSE
- DRIVEWAY + GARAGE
- CATCHMENT AREA FOR YARDLEY SCHOOL
- GOOD TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND STPP
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO AMENITIES

**LIVING / DINING ROOM 34'4 x 10'3 (10.46m x 3.12m)**

**KITCHEN 18'8 x 6'6 (5.69m x 1.98m)**

**BEDROOM 1 15'00 x 9'8 (4.57m x 2.95m)**

**BEDROOM 2 9'11 x 9'00 (3.02m x 2.74m)**

**BEDROOM 3 8'8 x 6'7 (2.64m x 2.01m)**

**BATHROOM 8'05 x 6'05 (2.57m x 1.96m)**

**GARAGE 24'6 x 11'3 (7.47m x 3.43m)**

CHAIN FREE

NORTH CHINGFORD - 3 BEDROOM FAMILY HOME - POTENTIAL TO EXTEND STPP

Kings of Chingford are delighted to offer to the market this extended three bedroom end of terraced house.

Arranged over two floors the ground floor is comprised of an open plan reception room, running the length of the property encompassing the living room, dining room and leading to the kitchen, The kitchen itself is finished with roll top work surfaces, white base & eye level units and integrated appliances.

To the first floor you have three generous bedrooms all providing ample space for storage. The family bathroom has been converted to a wet room finished with modern white hand basin and toilet.

To the front of the property you have a driveway and well tended walled garden space. The garage is to the side of the property. To the rear you have a substantial tapered, partially paved, partially laid to lawn garden.

Situated on the ever sought after Hawkdene in North Chingford, you have Epping Forest on your doorstep. Boasting great transport links with easy access to Chingford station getting your to Liverpool street in 25 mins. Also just 5 mins from North Chingford's station Road and all the amenities it has to offer. You will also fall into the catchment area for Yardley School.

EPC Rating- D

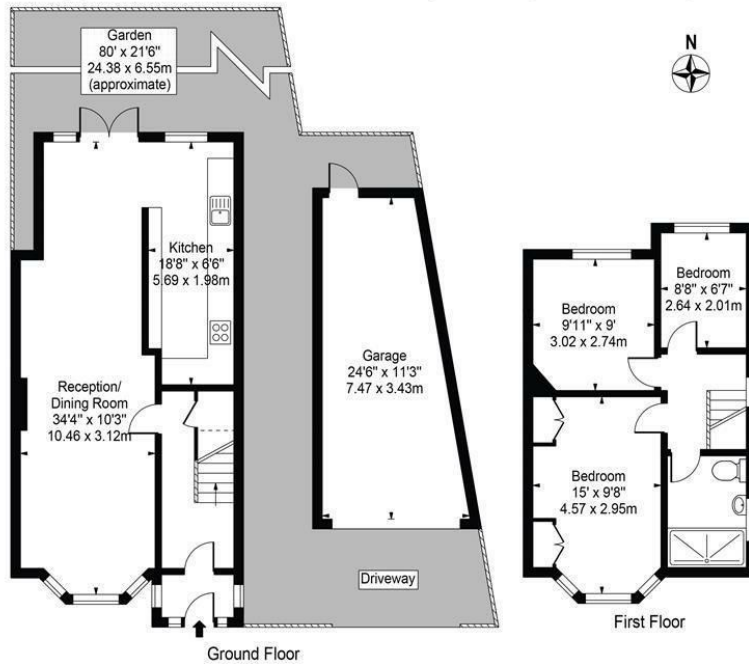
Council Tax Band- D

Tenure- Freehold.

# Hawksdene

Approx. Gross Internal Area 952 Sq Ft - 88.44 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 224 Sq Ft - 20.81 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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