

86 Old Church Road  
Chingford  
E4 8BX

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



## Harold Road, E4 9SW



**Offers In Excess Of £550,000 Freehold**

### \*\*\*4 BEDROOM SEMI-DETACHED HOUSE---



Kings of Chingford are delighted to offer for sale this lovely four bedroom 1930's built SEMI-DETACHED property, located a short walk to local amenities and transport links into London. Showcasing many excellent features, the property has a lovely spacious kitchen, a good size conservatory ideal for a large gatherings and a welcoming living room with beautiful bay windows ensuring a real sense of space and light. The first floor boasts three excellent sized bedrooms for large families and a modern shower room. The second floor, is comprised of a bathroom accompanied by a well crafted and vast loft room overlooking the garden to the rear. Boasting a well maintained garden with great potential and a large driveway with ample space for two cars.

Call now on 0208 524 7444 to arrange your viewing and avoid disappointment.

**Reception room 13'10 x 11'0**

**Kitchen 17'3 x 8'11**

**Comservatory 16'5 x 9'1**

**Master bedroom 11'10 x 11'0**

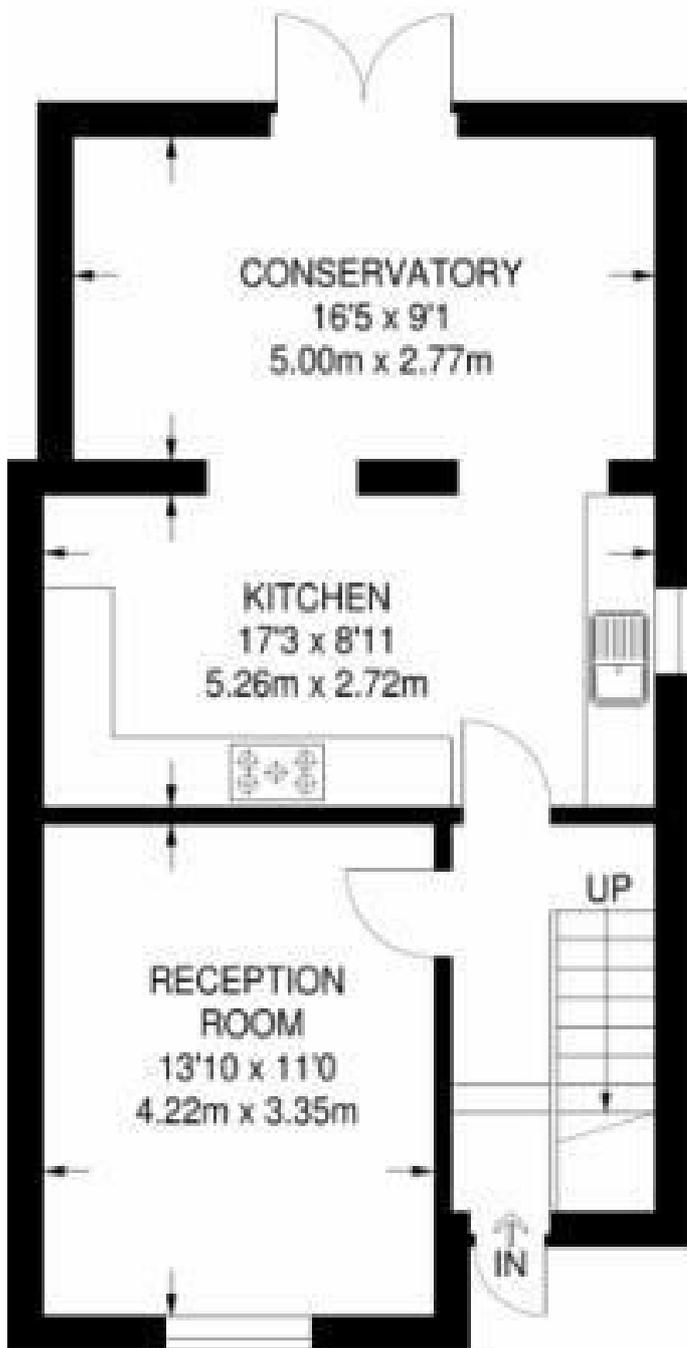
**Bedroom 2 10'11 x 9'2**

**Bedroom 3 8'1 x 7'4**

**Bedroom 4 16'6 x 13'7**

**Bathroom 1**

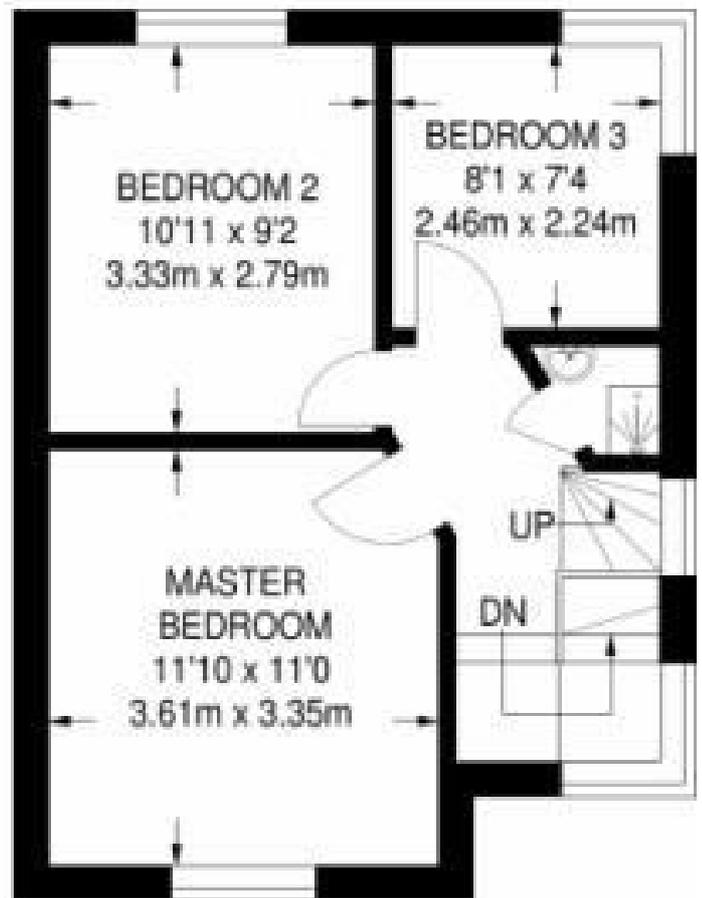
**Bathroom 2**



**GROUND FLOOR**  
521 SQ FT / 48.4 SQ M

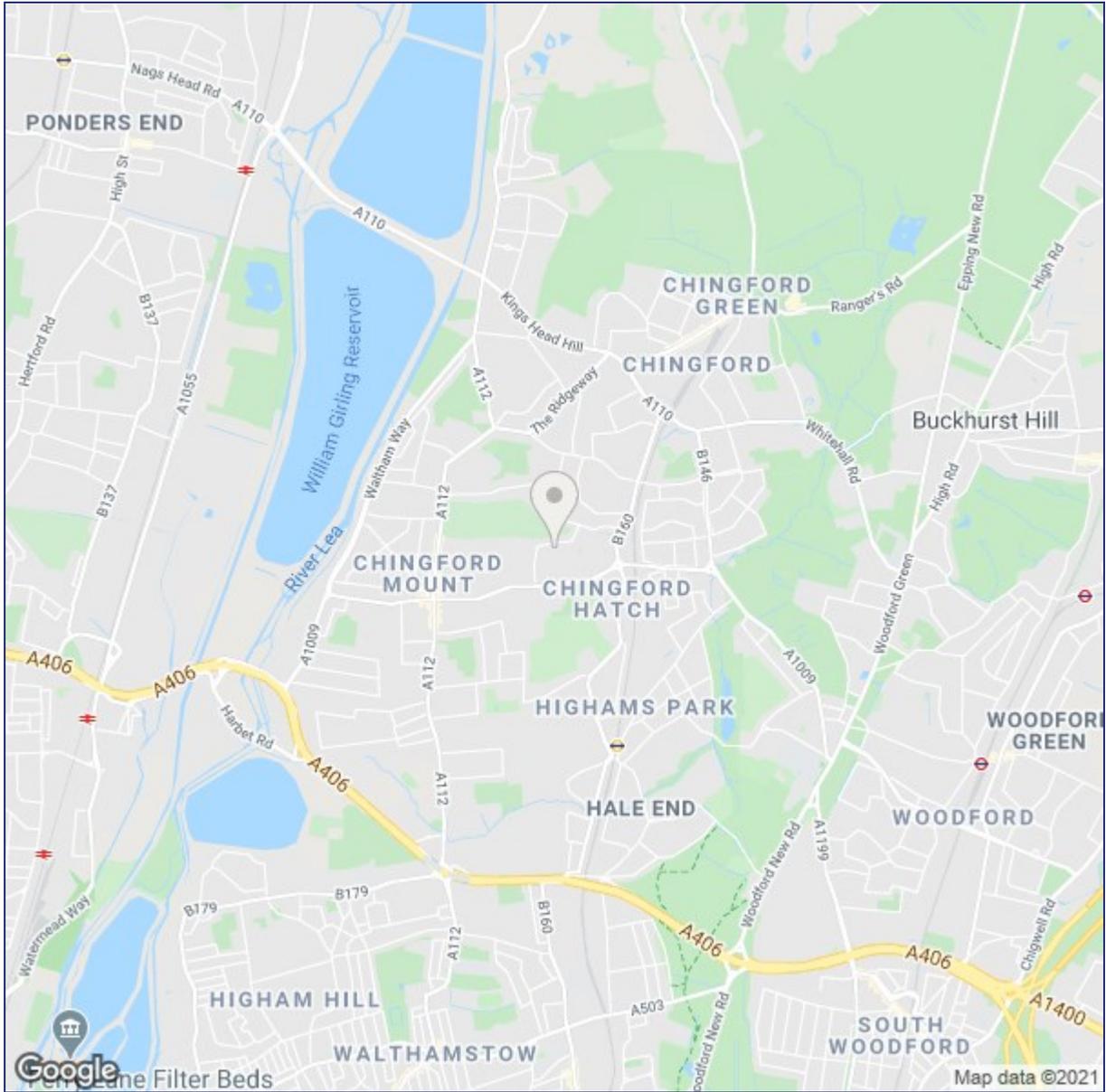


**SECOND FLOOR**  
284 SQ FT / 26.4 SQ M



**FIRST FLOOR**  
372 SQ FT / 34.5 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1177 SQ FT / 109.3 SQ M



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>83</b>	
		<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

("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.

