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## Chingdale Road, E4 6HZ



**Asking Price £430,000 Freehold**

**\*\*\* 3 BEDBROOM FAMILY HOME\*\*\***

**\*\*\*OFF STREET PARKING\*\*\***

Kings of Chingford are delighted to offer to the market this well situated three bedroom terraced family home.

Situated on the ever sought after Chingdale Road, a peaceful residential road neighboring Hatch Forest. Just a short walk to local amenities and boasting good transport links. Also falling into the catchment area for some good local schools.

Arranged over two floors, the ground floor is comprised of a bright and airy living room, kitchen/diner. The kitchen is finished with light wood base units, roll top work surfaces and tiled splash backs. The family bathroom has been completed with a large shower enclosure and modern white hand basin & toilet. The ground floor also provides you with a utility space.

To the first floor the residence consists of three excellent size bedrooms, with ample space for freestanding storage and a separate WC. To the front of the property you have a paved driveway with space for 2 vehicles. To the rear you have a well tended, private, partially paved, partially laid to lawn garden.

Ideal for first time buyers this property really must be seen to be fully appreciated.

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

**LIVING ROOM 14'83 x 11'86**

**DINING ROOM 12'62 x 5'82**

**KITCHEN 9'08 x 9'07**

**UTILITY SPACE**

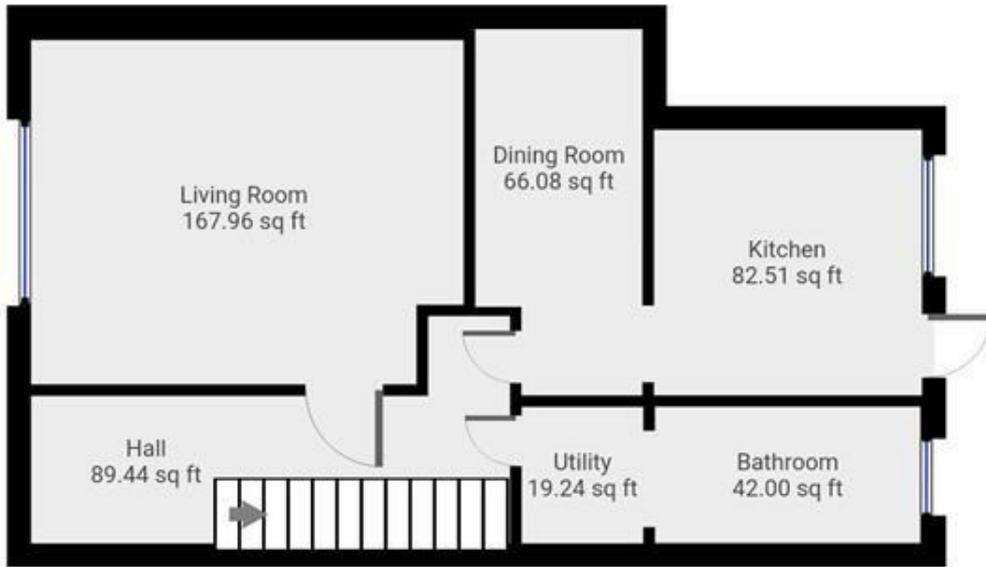
**BATHROOM 9'04 x 4'77**

**MASTER BEDROOM 12'08 x 11'34**

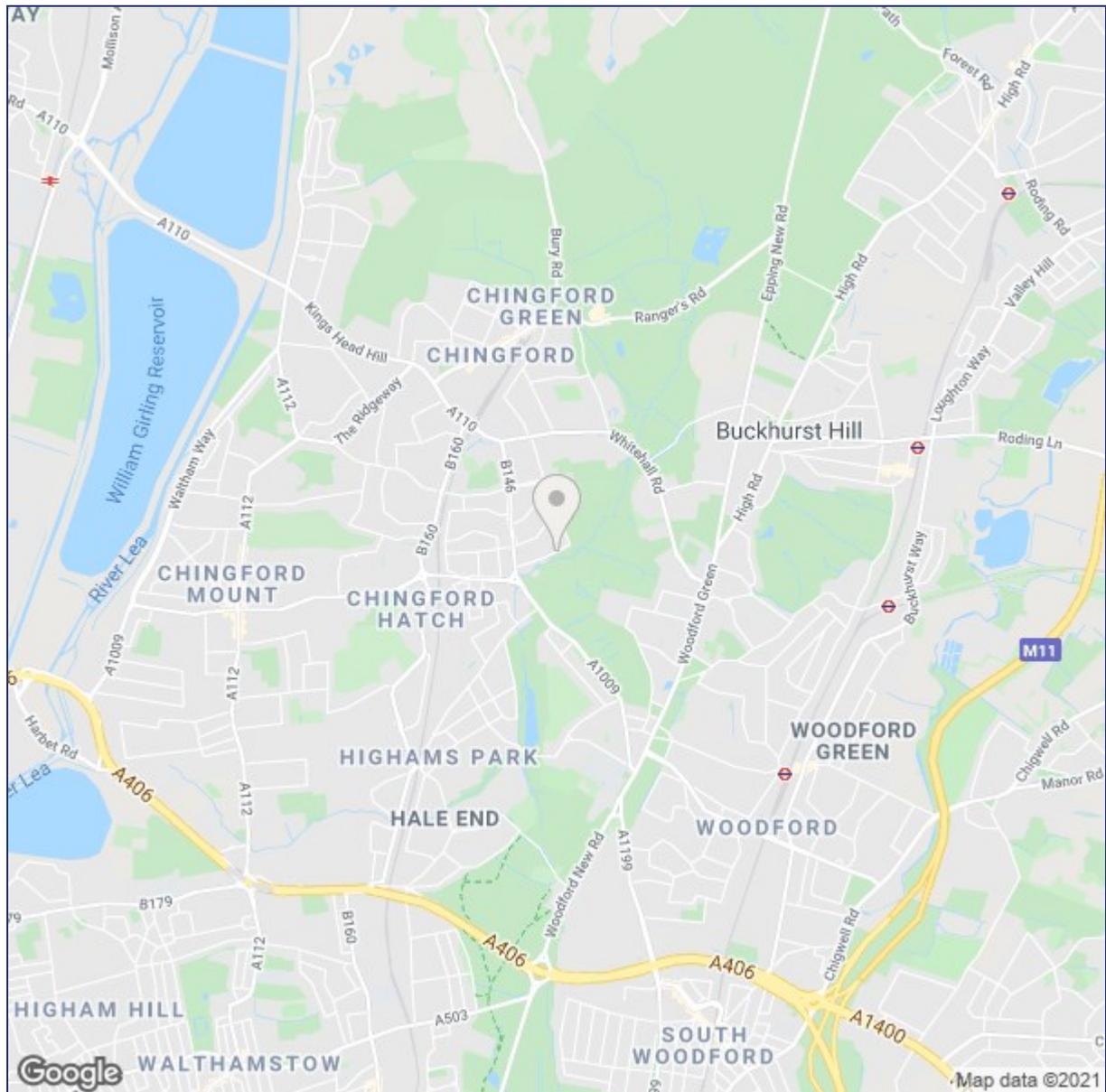
**BEDROOM TWO 14'18 x 8'16**

**BEDROOM THREE 9'08 x 8'55**





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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.

