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Frances Road, E4 9DH



Guide Price £530,000 Freehold



KINGS OF SOUTH CHINGFORD are proud to present to market this four bedroom property in South Chingford, a stones throw from all the amenities and transport links Chingford Mount has to offer.

To the front of the property you have off street parking with a small laid to lawn area that could be converted into further parking for the property.

As you enter the property on the ground floor you enter a large bright and naturally lit front reception, onto the second reception room and well proportioned l-shaped kitchen/diner area.



To the 1st floor, you have four bedrooms comprising of three doubles and one single. The fully tiled family bathroom has been completed with a modern white bath and hand basin. The WC is separate, but could quite easily be opened up into one bigger bathroom.

To the rear of the property you have a patio area with a large laid to lawn garden complete with a large brick build storage shed to the rear of the property.



Call now on 0208 524 7444 to arrange your COVID safe viewing and avoid disappointment!

RECEPTION ROOM ONE 13'4 x 10'4

RECEPTION ROOM TWO/DINING ROOM 19'7 x 13'4

KITCHEN 14'8 x 11'4

BEDROOM ONE 13'2 x 11'5

BEDROOM TWO 14'7 x 10'3

BEDROOM THREE 11'6 x 8'

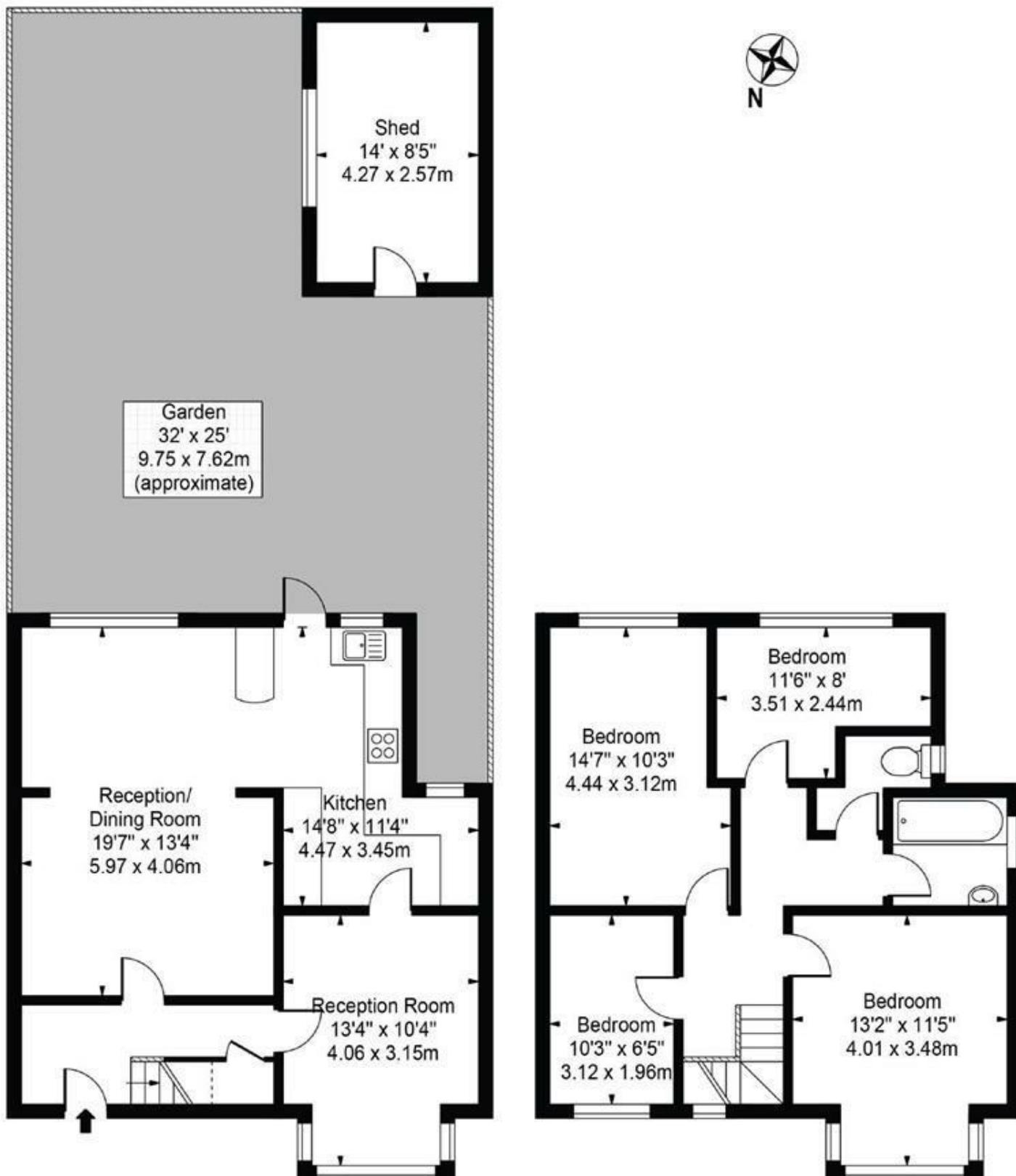
BEDROOM FOUR 10'3 x 6'5



Frances Road

Approx. Gross Internal Area 1184 Sq Ft - 110.00 Sq M
(Excluding Shed)

Approx. Gross Internal Area Of Shed 118 Sq Ft - 10.97 Sq M



Ground Floor

First Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

