

86 Old Church Road  
Chingford  
E4 8BX

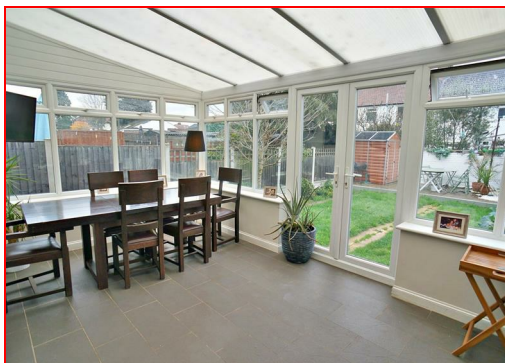
T: 0208 524 7444  
www.kings-group.net



## Alpha Road, E4 6TB



Offers In Excess Of £460,000 Freehold



\*\*\*3 BEDROOM FAMILY HOME\*\*\*

\*\*\*CONSERVATORY\*\*\*

\*\*\*DOWNSTAIRS WC\*\*\*

\*\*\*UTILITY ROOM\*\*\*

Kings of Chingford are delighted to offer to the market this well situated three bedroom semi-detached house.

Placed just a minutes walk from Chingford Mount high street and all the amenities it has to offer. You are located on a peaceful residential road with excellent transport links on your doorstep.

Arranged over two floors, the ground floor is comprised of a well presented lounge, benefiting from a bay window, ensuring a real sense of space and light.

The kitchen/diner has been opened up into the wonderful addition of a conservatory to the rear which overlooks the private garden to the rear. The kitchen itself has been finished with light base and eye level units, laminate work tops, metro tiled splash backs and a range cooker as well as a breakfast bar. The ground floor also boasts a separate utility room and downstairs cloakroom, perfect for modern family living.

To the first floor you have three superb size bedrooms, with both the master and bedroom two offering ample space for freestanding storage. Bedroom three is a good size single. The fully tiled family bathroom has been finished with a modern white three piece suite.

You have a walled frontage with ample on street parking. To the rear you have a partially decked, partially laid to lawn garden.

Providing the perfect space for a wonderful family home but also boasting potential to extend STPP, this property really must be seen to be fully appreciated.

Call 0208 524 7444 to arrange your COVID safe viewing and avoid disappointment.

**LOUNGE 11'84 x 16'12**

**KITCHEN 12'14 x 10'15**

**CONSERVATORY 18'37 x 9'92**

**UTILITY ROOM 8'93 x 6'89 x 5'57**

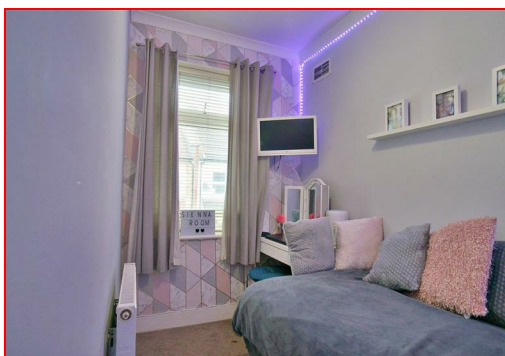
**DOWNSTAIRS WC 3'84 x 3'53**

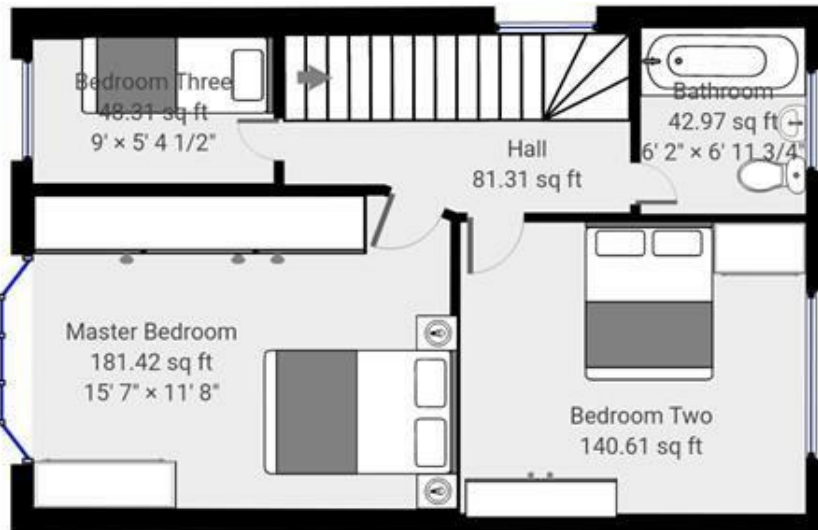
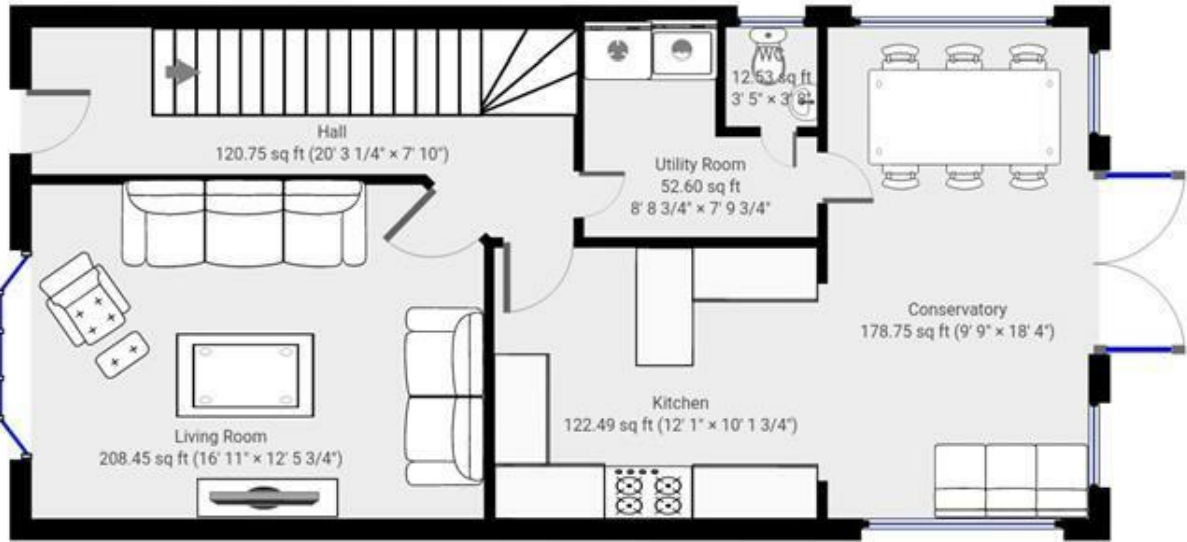
**MASTER BEDROOM 15'73 x 11'76**

**BEDROOM TWO 12'13 x 10'11**

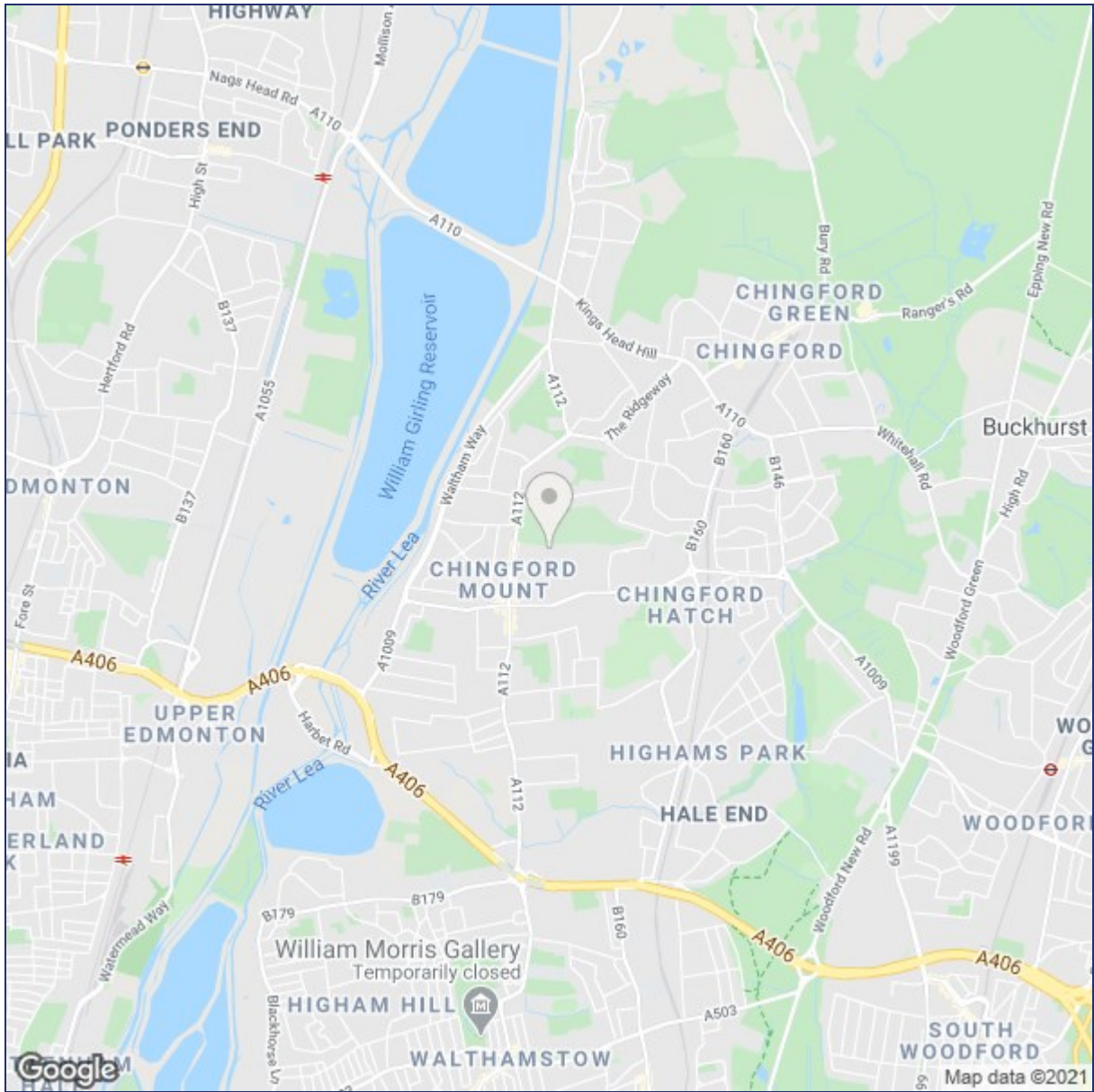
**BEDROOM THREE 9'04 x 5'42**

**FAMILY BATHROOM 7'01 x 6'24**





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

