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Inks Green, E4 9EL



Guide Price £659,999 Freehold

POTENTIAL TO DEVELOP STPP

Kings of Chingford are delighted to offer to the market this rare opportunity to purchase a one of a kind property. Situated within walking distance of Higham's park train station and falling into the catchment area for some great locals schools.

This wonderful property sits on a large corner plot, providing huge potential to extend to the side profile (STPP).

The current residence is arranged over two floors, boasting many features including double glazing and gas central heating. The ground floor is comprised of two reception rooms, open plan kitchen and a downstairs WC. To the first floor you have three bedrooms serviced by a separate toilet and bathroom. Externally to the front of the property you have ample off street parking for at least three cars and to the rear a large garden with additional off street parking and a garage.

Land in London is a rare commodity and this property has that, don't miss this opportunity to make this property your home!

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

PORCH

ENTRANCE HALL

LOUNGE 11'9 x 15'98

DINING ROOM 11'9 x 9'6

KITCHEN 18 x 12'8

DOWNSTAIRS CLOAKROOM 6'8 x 3

BEDROOM 1 16'4 x 9'8

BEDROOM 2 11'3 x 9'9

BEDROOM 3 8'6 x 7'9

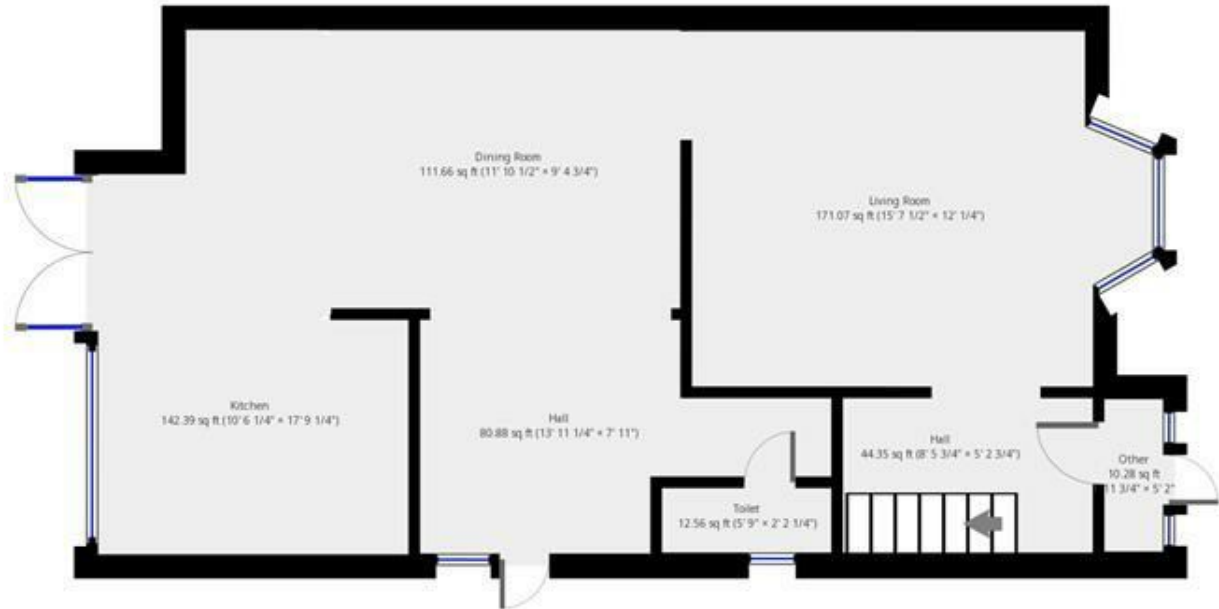
BATHROOM 8'6 x 5'11

TOILET 4'8 x 2'6

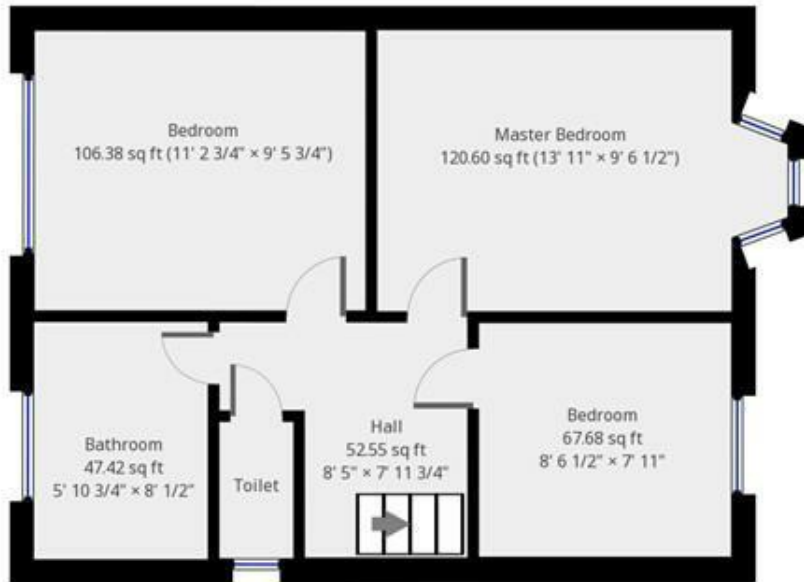
REAR GARDEN 50ft approx



Ground Floor



1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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.

