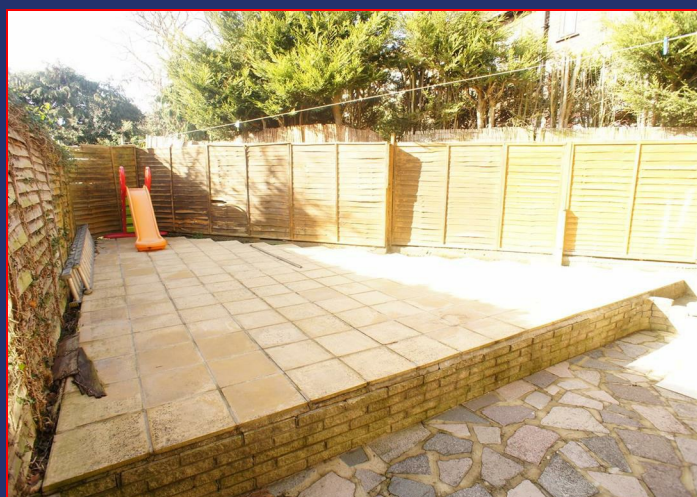


86 Old Church Road
Chingford
E4 8BX

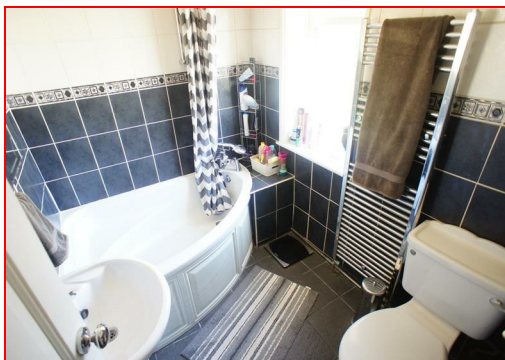
T: 0208 524 7444
www.kings-group.net



Normanton Park, E4 6HE



Offers In Excess Of £480,000 Freehold



KINGS OF SOUTH CHINGFORD are delighted to offer for sale this beautifully presented semi-detached property located in the Friday Hill area, being in the middle of both North Chingford and Highmas Park the property is surrounded by great transport links amenities and catchment area for the local schools. Boasting many features which includes double glazing and gas central heating. On the ground floor a large through lounge with double aspect, a recently fitted kitchen with integrated appliances, to the first floor three good size bedroom serviced by a three piece bathroom. Externally to the rear a corner style 40ft approx. garden and to the front off street parking for two cars and access to garage.

Call now to arrange a viewing 0208 524 7444.

Owners Comments

We have owned this property for over 15 years and it has served us well, being in close proximity to the local schools made the school run very simple. The property is spacious and has the addition of the garage on the side which could have potential to extend (STPP).

Entrance hall 9'11 x 6'00

Through lounge 27'00 x 11'11

Kitchen 13'02 x 5'11

Master Bedroom 12'06 x 10'03

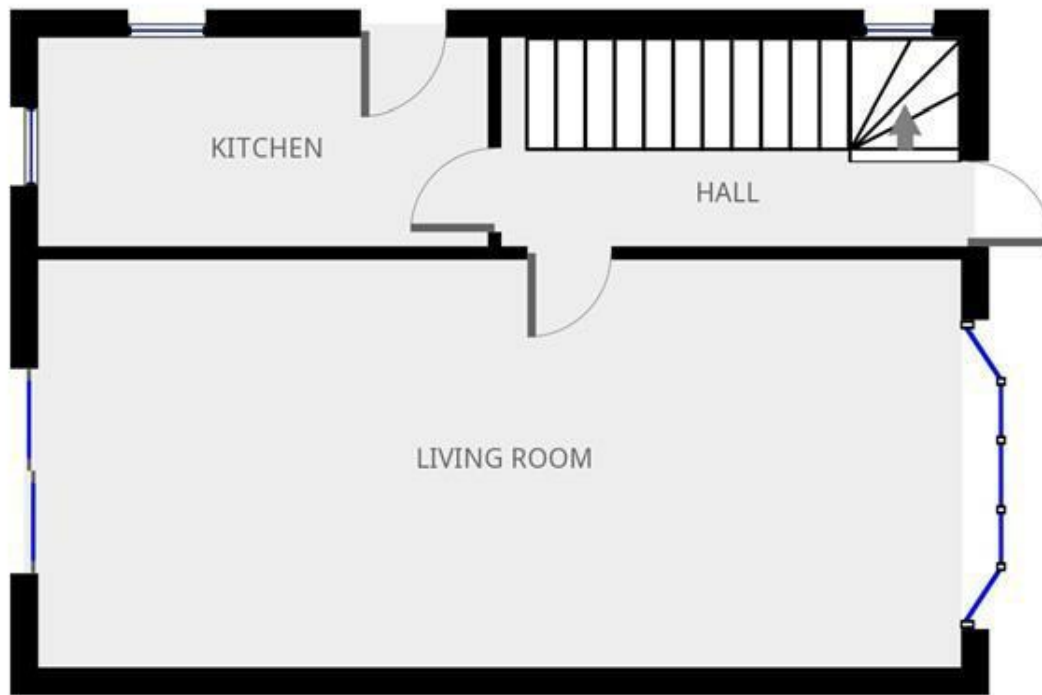
Bedroom 12'11 x 12'06

Bedroom 10'00 x 7'00

Bathroom 7'02 x 5'07

Garden 40ft approx

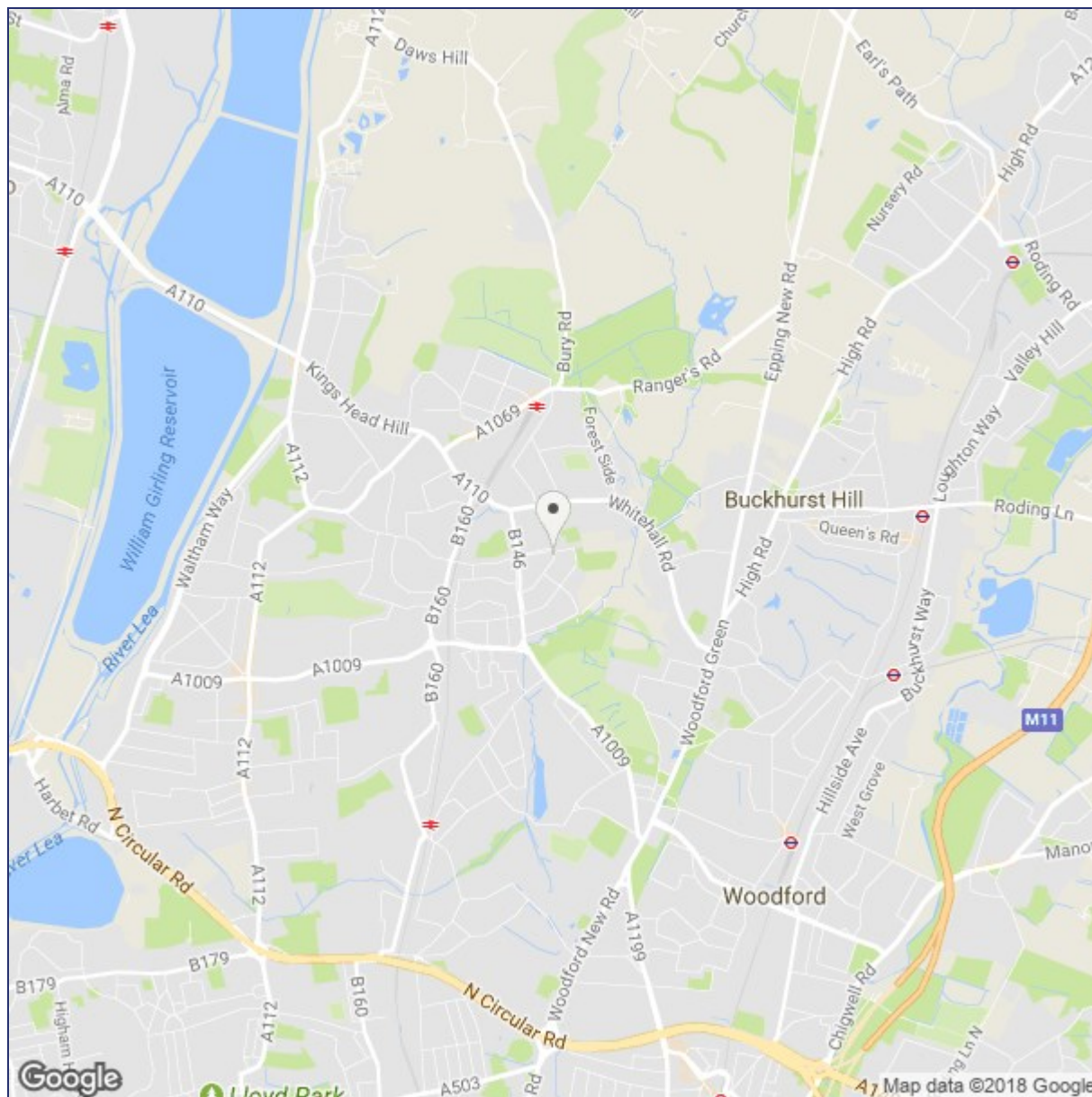
Ground Floor



1st Floor



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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.

