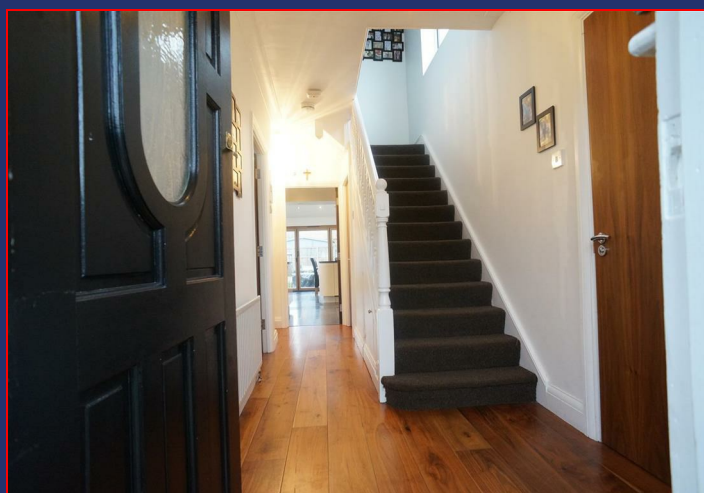


32 Station Road
North Chingford
London
E4 7BE

T: 0208 529 7685
www.kings-group.net



Kimberley Road, E4 6DQ



Offers In Excess Of £750,000 Freehold



(GUIDE PRICE £750,000 - £775,000) KINGS GROUP OF NORTH CHINGFORD are happy to present this 1930's FOUR bedroom semi detached property to the market. Situated in one of North Chingford's most prestigious locations. CLOSE TO THE MAIN LINE STATION and a range of quality bars and restaurants on Station Road. The property which has been MODERNIZED TO THE VERY HIGHEST STANDARD boasts many fine features including a SUPERB LARGE REAR EXTENSION WITH BI-FOLDING DOORS, LUXURY FITTED KITCHEN, UTILITY ROOM, LARGE FAMILY BATHROOM, ADDITIONAL EN-SUITE SHOWER ROOM and GROUND FLOOR SHOWER ROOM. Externally to the front off street parking and to the rear an approx 60ft garden. Call Kings Group now on 0208 524 7444 to avoid disappointment!!!

LIVING ROOM 14'6 x 14

DINING ROOM 12 x 11'10

KITCHEN DINER 22'8 x 20'8

UTILITY ROOM 7'2 x 5'9

GROUND SHOWER ROOM 9'4 x 3'8

MASTER BEDROOM 14'10 x 12

SECOND BEDROOM 11'6 x 11'6

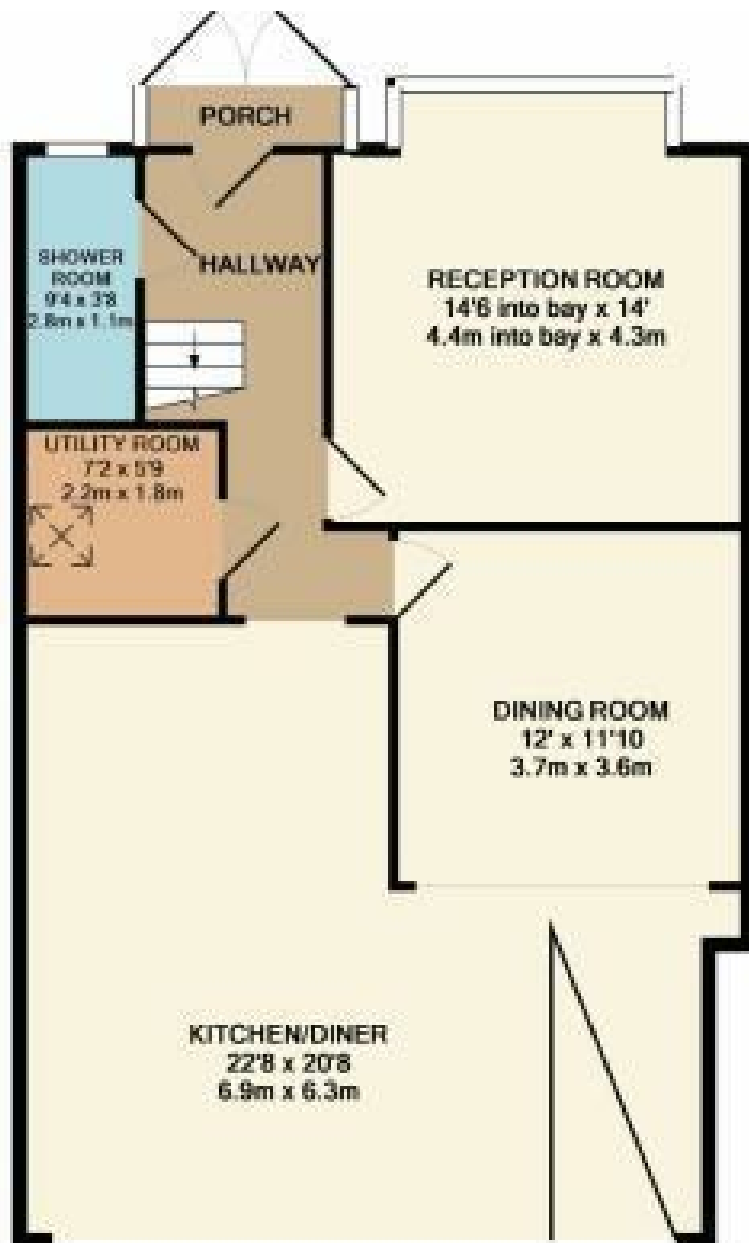
THIRD BEDROOM 8' x 7'6

FAMILY BATHROOM

FOURTH BEDROOM 19'2 x 14'8

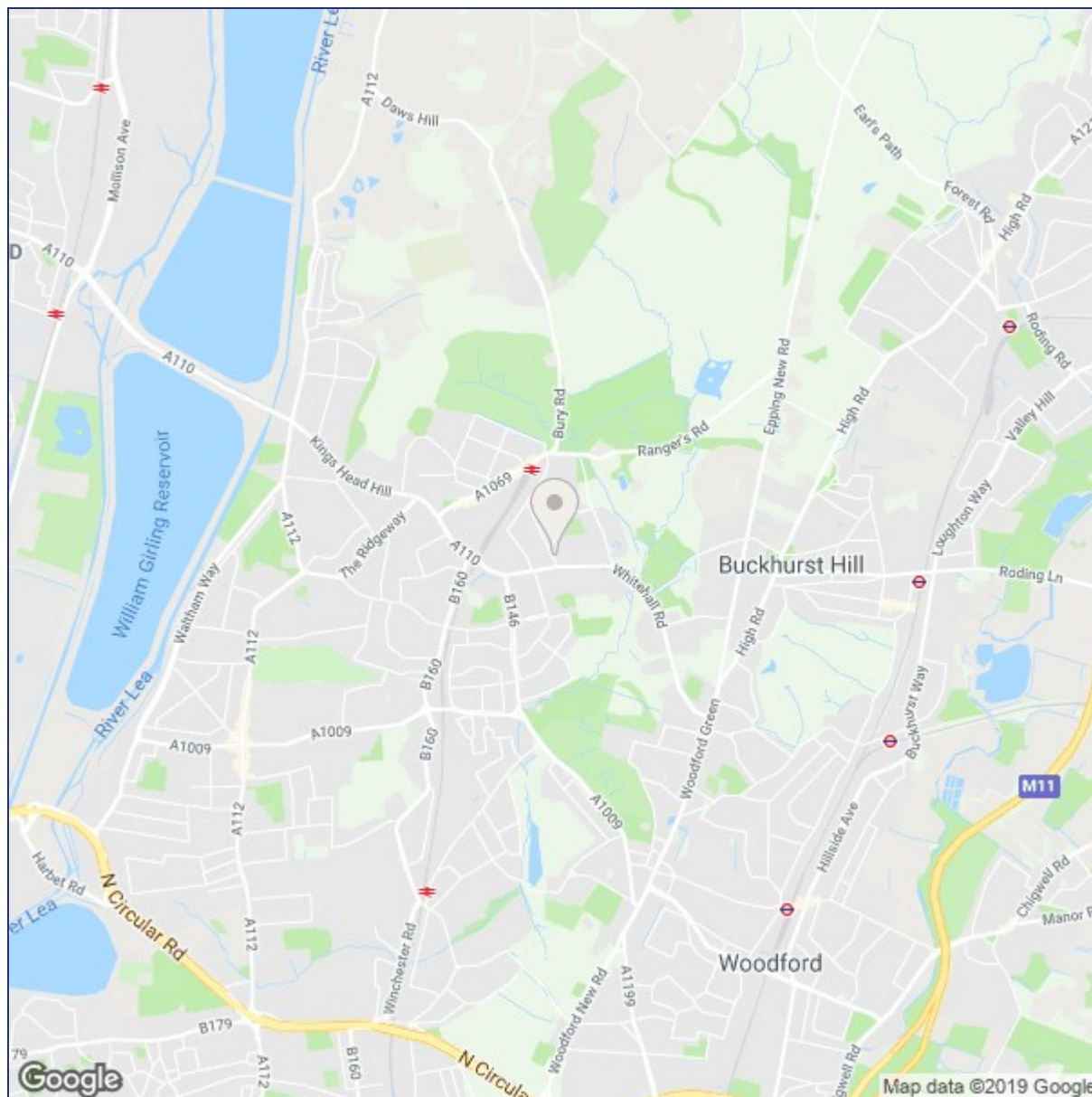
EN-SUITE

REAR GARDEN approx 60'



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix i2018





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.

