Sunset Avenue, London, E4

BUTLER & STAG

A thoughtfully redesigned and heavily extended semi-detached chalet bungalow, spread over three floors, featuring four bedrooms and three bathrooms with wonderful reservoir views

Freehold

- Semi-Detached Bungalow
- Four Bedrooms/ Three Bathrooms
- Separate Annex
- Detached Garage
- 91' West Facing Garden & Terrace
- Stunning Resevoir Views

The basement level dug into the foundations offers a self-contained-annex with bedroom/reception room, kitchenette and shower room, along with a handy storage room. The ground floor comprises entrance hallway, modern fitted kitchen/ breakfast room with access to the garden, an open-plan lounge with patio doors leading onto a terrace providing a sun seekers paradise with fabulous views over the reservoir. To the front of the property are two double bedrooms and a bathroom.

The first floor offers a loft conversion providing a spacious bedroom enjoying the most of those amazing views and an en-suite shower room.

Externally, the property is approached via a block paved driveway offering parking for two vehicles. A sideway leads down to the detached garage and there gate access into the garden. The Westerly facing rear garden has been well maintained and offers 91' approx. of fantastic gardens with a block paved patio with the remainder being laid to lawn with mature borders.

Sunset Avenue, sits within a quiet enclave of North Chingford which borders with West Essex. Chingford Rail Station is a short distance away, there are however numerous bus services via Kings Head Hill that offer direct access in less than 10 minutes. Station Road, being your High Street offers choice for restaurants, offering various cuisine, bars, pubs and local shops, a modern High Street that caters for all tastes and has a bustling nightlife. Also located very close by is Chingford golf course and just beyond you will find various attractions of Epping Forest, with many country pubs, lakes, walking and cycling routes, plus horse riding paths. Epping Forest is steeped in history, as is Chingford, the whole area was once orchards and hunting grounds belonging to King Henry VIII and you will find many references dating back in time.

Located also perfectly for access onto the M25, M11 and A406, with great public transport links, making Chingford a very accessible area all round.

BATH

Sunset Avenue,

Lower Ground Floor
Approx. 32 Sq. meters (344 Sq. feet)

Ground Floor
Approx. 80 Sq. meters (861 Sq. feet)

First Floor
Approx. 34 Sq. meters (366 Sq. feet)

Total area (Excluding Garage): approx. 146 Sq. meters (1572 Sq. feet)
Total area (Including Garage): approx. 159 Sq. meters (1712 Sq. feet)
For illustration purposes only - not to scale
www.ipaplus.com

IMPORTANT NOTICE - These particulars have been prepared in goof faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances an specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a gude and should not be relied upon.

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