



Sunset Avenue, London, E4

BUTLER & STAG



**£525,000-£550,000 Guide Price.**

**A charming and well-presented semi-detached bungalow located in a sought-after turning in Chingford, being sold with no onward chain.**



## Freehold

- Being Sold With No Onward Chain
- Approx 90' Ft Rear Garden
- 22 Ft Through Lounge With French Doors
- Off Street Parking
- Spacious Two Bedroom Bungalow
- Fitted Wardrobes In Both Bedrooms
- Double Glazing Throughout
- Easy Access to Chingford Station

This charming bungalow offers a well-balanced layout with spacious and light-filled rooms throughout. The home features two generous bedrooms, both complete with fitted wardrobes, a comfortable & spacious through lounge and a separate dining area that opens directly onto a private 90" garden via French Doors, with stunning views from the garden overlooking Epping Forest and King George's Reservoir. The rear garden is perfect for entertaining or relaxing outdoors in complete privacy.

The traditional kitchen is thoughtfully designed with ample storage and workspace, while the family shower room is neatly presented with a contemporary finish. A welcoming hallway and enclosed porch provide a pleasant entrance, adding both practicality and character and a little nook which could be the perfect work-from-home spot.

Located in a sought-after residential area, this property combines period charm with modern convenience and would make an ideal home for professionals, small families, or downsizers alike.

Nestled on the edge of Epping Forest, North Chingford offers the perfect blend of green, open spaces and vibrant community living. The area is known for its charming high street lined with independent cafés, restaurants, and boutique shops, as well as excellent transport links providing swift access to central London.

With highly regarded schools, welcoming local pubs, and a strong sense of community, North Chingford is a sought-after location that combines the tranquility of suburban life with the convenience of the city just a short journey away

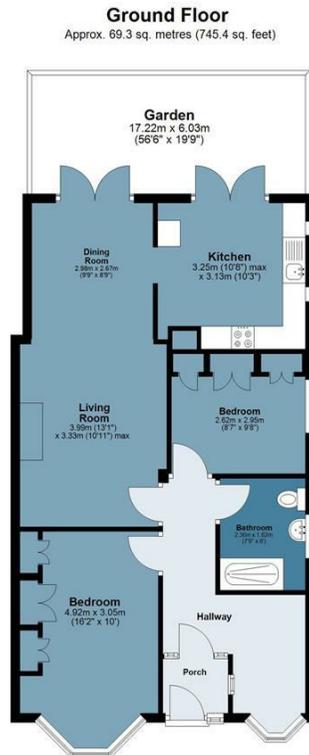




## Sunset Avenue

Approx. Gross Internal Area 69.3 Sq M ( 745.4 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not omit the accuracy and completeness, we advise you conduct a careen independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good 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 and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.