



BUTLER  
& STAG



FOR SALE  
020 8524 3333

Sixteen

Sunset Avenue, London, E4

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**A well-presented bungalow, situated in a desirable North Chingford location with a 100' west-facing garden, is being sold with no onward chain.**



## Freehold

- Being Sold With No Onward Chain
- Approx 100' West Facing Rear Garden
- Off Street Parking With Single Garage
- Potential To Extend (STPP)
- Master Bedroom With Built In Wardrobes
- Well Presented Through Out

This delightful ground-floor bungalow offers a well-designed layout that combines comfort and practicality. The home features two spacious bedrooms, a generous living room, perfect for both everyday living and entertaining.

The kitchen is well-appointed and leads directly into a useful lean-to area, offering additional space ideal for storage or utility purposes. A central hallway provides easy access to all main rooms, while a modern shower room adds convenience.

Outside, the property benefits from a substantial garage located within a separate outbuilding, offering excellent potential for secure parking, storage, or use as a workshop.

With its thoughtfully arranged interior and ample outdoor amenities, this property presents an ideal opportunity for a variety of buyers seeking a versatile and comfortable home in a desirable location.

Situated in a sought-after residential area of North Chingford, this property is close to local amenities, reputable schools, and excellent road links, making it a superb choice for those looking to enjoy both tranquility and connectivity.

Living in North Chingford offers a unique blend of suburban charm and access to nature, making it a popular choice for families and those seeking a quieter lifestyle without losing touch with the city. With its independent shops, restaurants, cosy cafes and traditional pubs, the area retains a village-like feel, while the nearby Epping Forest provides endless opportunities for outdoor activities and scenic walks.

Excellent local schools and strong community spirit add to its appeal, and with Chingford Station offering direct links into central London, residents enjoy both tranquillity and connectivity in one of London's most desirable areas.

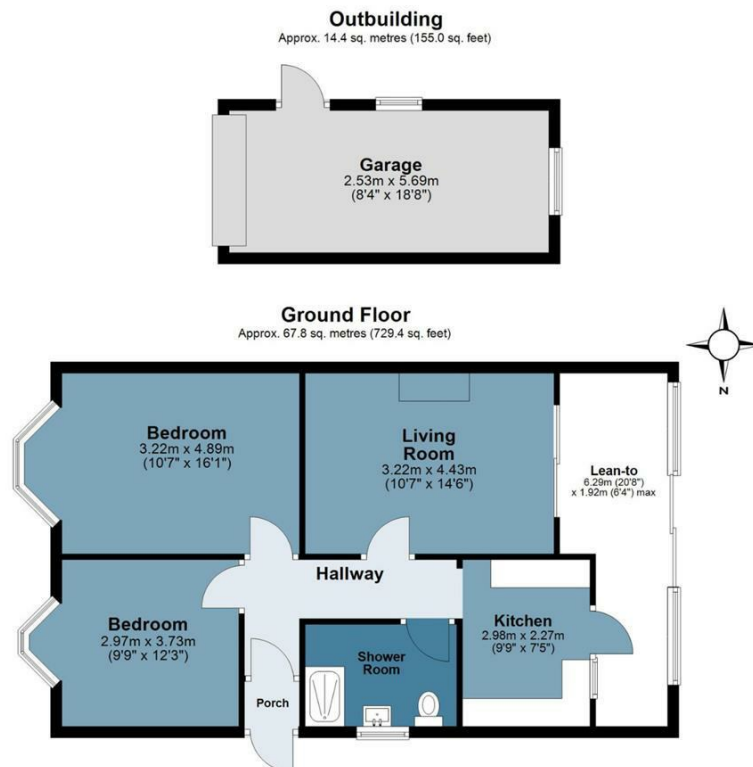




## Sunset Avenue

Approx. Gross Internal Area 82.2 sq. metres (884.4 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful 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.

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