



Empress Avenue, Chingford, E4

BUTLER  STAG



A fully refurbished, five bedroom, period family home set on a quiet Chingford turning.



- Five Bedroom Period Property
- High Quality Kitchen and Bathroom Fittings
- Great Local Schooling
- Rear Garden in Excess of 80'
- Beautifully Refurbished
- Excellent Family Accommodation
- A406/M11/M25 Easily Accessible
- Available Now

Empress Avenue is a quiet residential turning, set just moments from the site of the historic Walthamstow Stadium (now an award winning development) and sitting on the border of Chingford and Walthamstow.

Refurbished to a very high standard, Butler & Stag are delighted to offer this impressive, five bedroom family home that offers excellent living space across three floors.

On the ground floor, you enter this pretty home via a wall enclosed garden and on entering you are greeted with a bay fronted reception room with high ceilings, and as we move further through the property, a sensational kitchen/breakfast room with newly fitted wall and base units, integrated appliances and doors out to the impressive rear garden that measures in excess of 80'.

Upstairs, the five bedroom layout provides superb and flexible accommodation for families and home working, and the two bathrooms make mornings a breeze.

Locally, we have excellent shopping on hand (Sainsburys super store), some very well regarded schooling nearby and Arsenal Youth Academy is heavily involved with the local community.

Council Tax Band C





Empress Avenue, E4

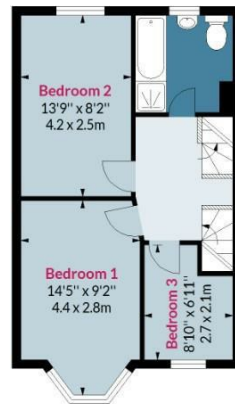
Approx. Gross Internal Area 1240 Sq Ft - 115.20 Sq M

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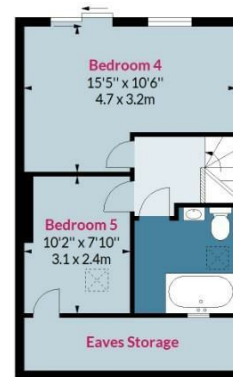
Ground Floor

Floor Area 423 Sq Ft - 39.30 Sq M



First Floor

Floor Area 414 Sq Ft - 38.46 Sq M



Second Floor

Floor Area 403 Sq Ft - 37.44 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/5/2023

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.

BUTLER & STAG

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