



Drysdale Avenue, London, E4

BUTLER & STAG



**Guide Price £625,000 -  
£650,000**

**A beautifully presented  
four-bedroom mid-terrace  
family home, ideally  
positioned on a quiet and  
desirable turning in  
Chingford.**



## Freehold

- Mid Terraced Family Home
- Four Bedrooms/Two Bathrooms
- Spacious Kitchen Dining Area
- South West Facing Garden
- Outbuilding With Electric
- Electric Awning/Hot Tub

Located in one of London's most sought-after residential areas, this property offers generous living space, an abundance of natural light, and stylish contemporary finishes throughout. From the moment you step inside, the bright and airy atmosphere creates an immediate sense of calm and comfort.

The ground floor comprises a separate reception room, a modern fully fitted kitchen complete with a hot water tap, and a dining area that opens seamlessly onto a charming private rear garden—perfect for outdoor entertaining or relaxing with family and friends.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. The fourth bedroom is located on the top floor, providing an ideal principal bedroom or guest suite, complete with its own en-suite shower room.

At the end of the impressive near 60-foot rear garden sits a versatile outbuilding, ideal for use as a home office, studio, or additional storage space.

The property is perfectly placed for families, with excellent local schooling nearby. Outstanding Yardley Primary School is just a short walk away, while highly regarded secondary schools such as Chingford Foundation and Heathcote are also close by.

Station Road is the heart of the local community, offering a fantastic selection of independent shops, cafés, and bars. During the spring and summer months, it has the relaxed feel of a holiday destination, with outdoor dining at many popular local restaurants.

North Chingford is also well known for its excellent sporting and leisure facilities, including golf, tennis, rugby, and sailing clubs, along with well-regarded equestrian







Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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