



Leadale Avenue, Chingford, E4

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**STAMP DUTY  
CONTRIBUTION,  
CONTACT US NOW**  
**Double fronted, period  
family home in a leafy  
Chingford location.  
Excellent local schools, close  
to parkland/Epping Forest.  
CHAIN FREE**



## Freehold

- Three Bedroom
- Quiet Tree Lined Street
- Garage
- Popular E4/Chingford Location
- Chingford Station (TFL 5) 1.6 Miles
- Double Fronted
- 50'+ Rear Garden
- Close to Highly Regarded Schools
- Chain Free

Available to view now, Butler & Stag are delighted to offer for sale this three double-bedroom, double fronted family home that is set on a quiet E4/Chingford turning.

Available on a chain free basis, this pretty home has a lovely kerb appeal. It is rare to find a double fronted property at this price point and as you walk up to it the first thing that strikes you is how pretty the house looks with the view over the front garden.

On entering, we have a broad entrance hall with bay fronted dining room to the left and a dual aspect reception room to the right with doors out to the rear garden.

The kitchen is fitted on two sides with high quality shaker style units again with garden access and there is a guest cloakroom also.

Upstairs, each of the bedrooms is well proportioned in keeping with the style of property and you will find a fitted two piece bathroom suite and separate WC.

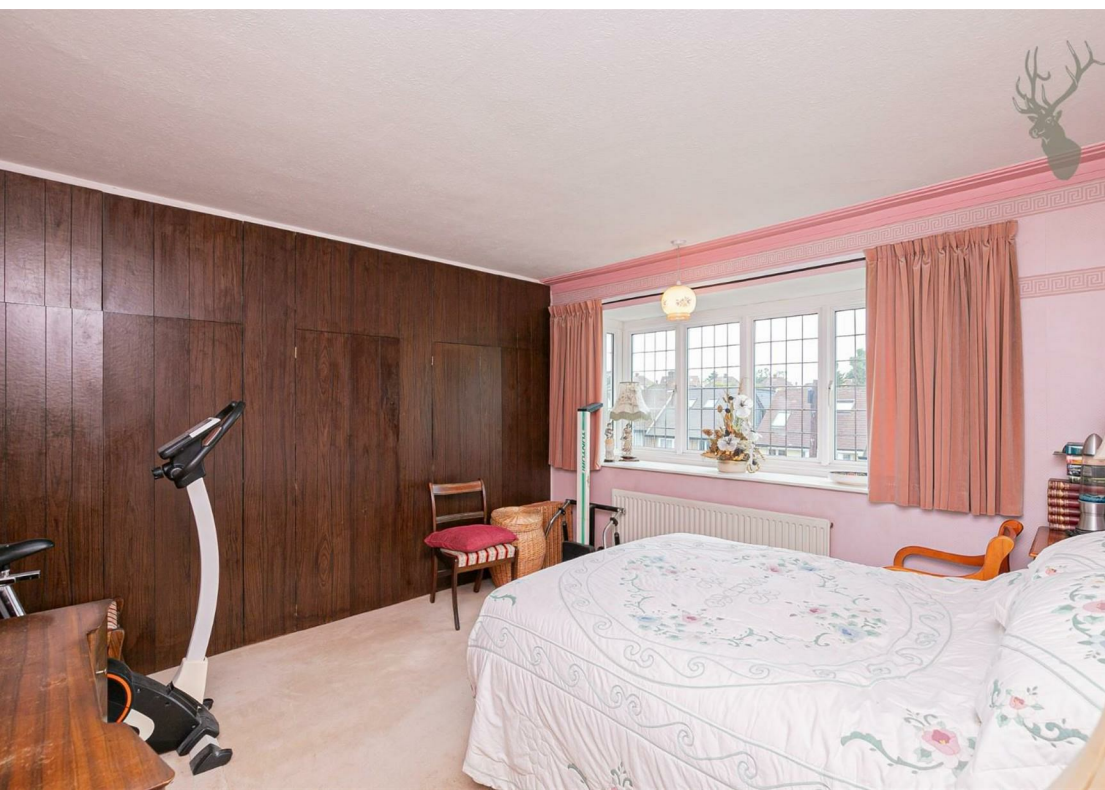
Externally, the pretty front garden is laid with an established lawn, mature borders and a central pathway. At the rear the garden extends in excess of 50', again with established lawn, and also a detached garage with rear access and patio area for entertaining.

Leadale Avenue is a quiet residential street set in popular Chingford/E4. Highly prized by families, you will find several highly regarded local schools nearby (Parkside Primary is very sought after) and the area is surrounded by greenspaces with local parks and Epping Forest being very popular.

Chingford (TFL 5) 1.6 miles. Chain Free





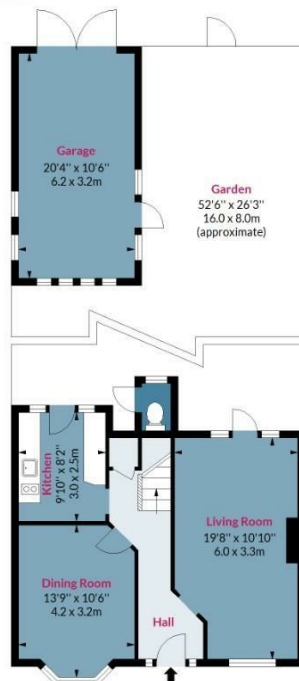




## Leadale Avenue, E4

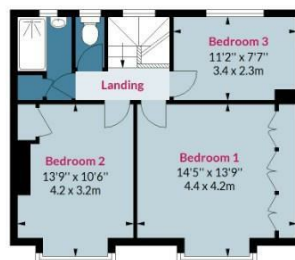
Approx. Gross Internal Area 1070 Sq Ft - 99.40 Sq M  
Approx. Gross Garage Area 214 Sq Ft - 19.88 Sq M

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### Ground Floor

Floor Area 545 Sq Ft - 50.63 Sq M



### First Floor

Floor Area 525 Sq Ft - 48.77 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: 31/5/2023

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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