

86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net



Waterhall Avenue, E4 6NA



Asking Price £675,000 Freehold

CHAIN FREE

Kings Group of Chingford present this chain free three bedroom semi-detached property to the market.

The accommodation begins with an entrance hallway leading through to a living room featuring a bay window, allowing for a bright front aspect. To the rear, there is a kitchen diner fitted with base and eye level units, roll top work surfaces and tiled splashbacks, providing space for both cooking and dining.

On the first floor, the property offers two double bedrooms, each with sufficient space for wardrobes, along with a further single bedroom. The bathroom is partially tiled and comprises both a bath and a separate shower cubicle.

Externally, the rear garden is a combination of patio and lawn with side access, while the front of the property benefits from a paved driveway providing off street parking.

Waterhall Avenue is a residential turning in the heart of Chingford, E4, situated within easy reach of a range of local amenities, transport links, and well-regarded schooling options. The area offers convenient access to nearby Highams Park and Chingford stations, providing connections into central London, along with a selection of local shops, parks, and leisure facilities.

Entrance Hall 8'6 x 6'4

Living room 11'11 x 13'1

Kitchen diner 18'2 x 11'5

Bedroom 9'6 x 11'6

Bedroom 11'1 x 13'7

Bedroom 6'11 x 8'7

Bathroom 8'5 x 7'11

Garden 4-0ft approx

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

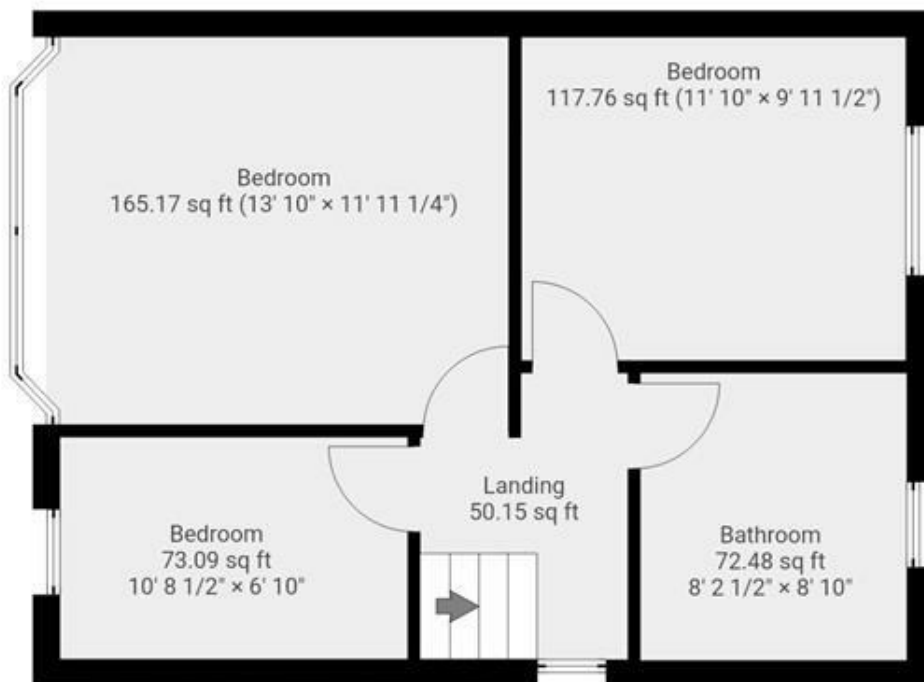
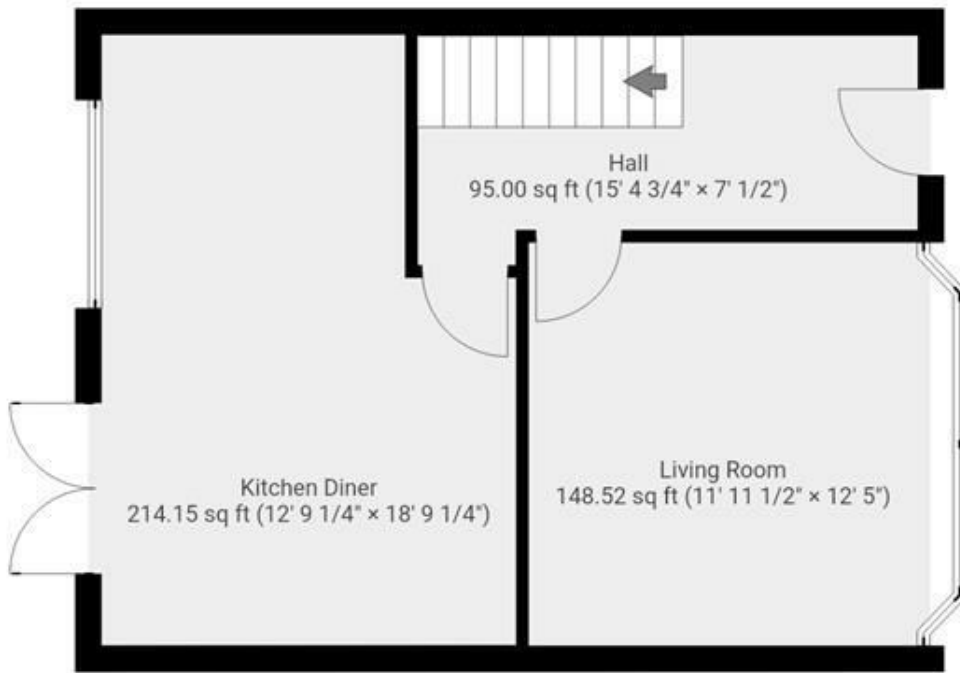
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

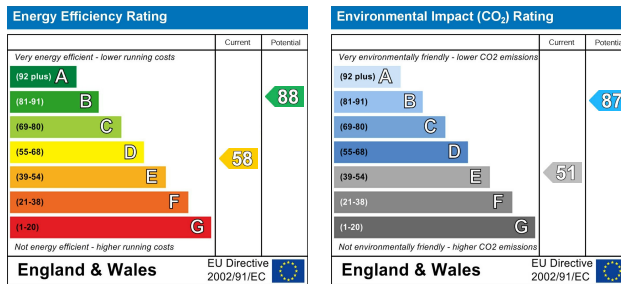
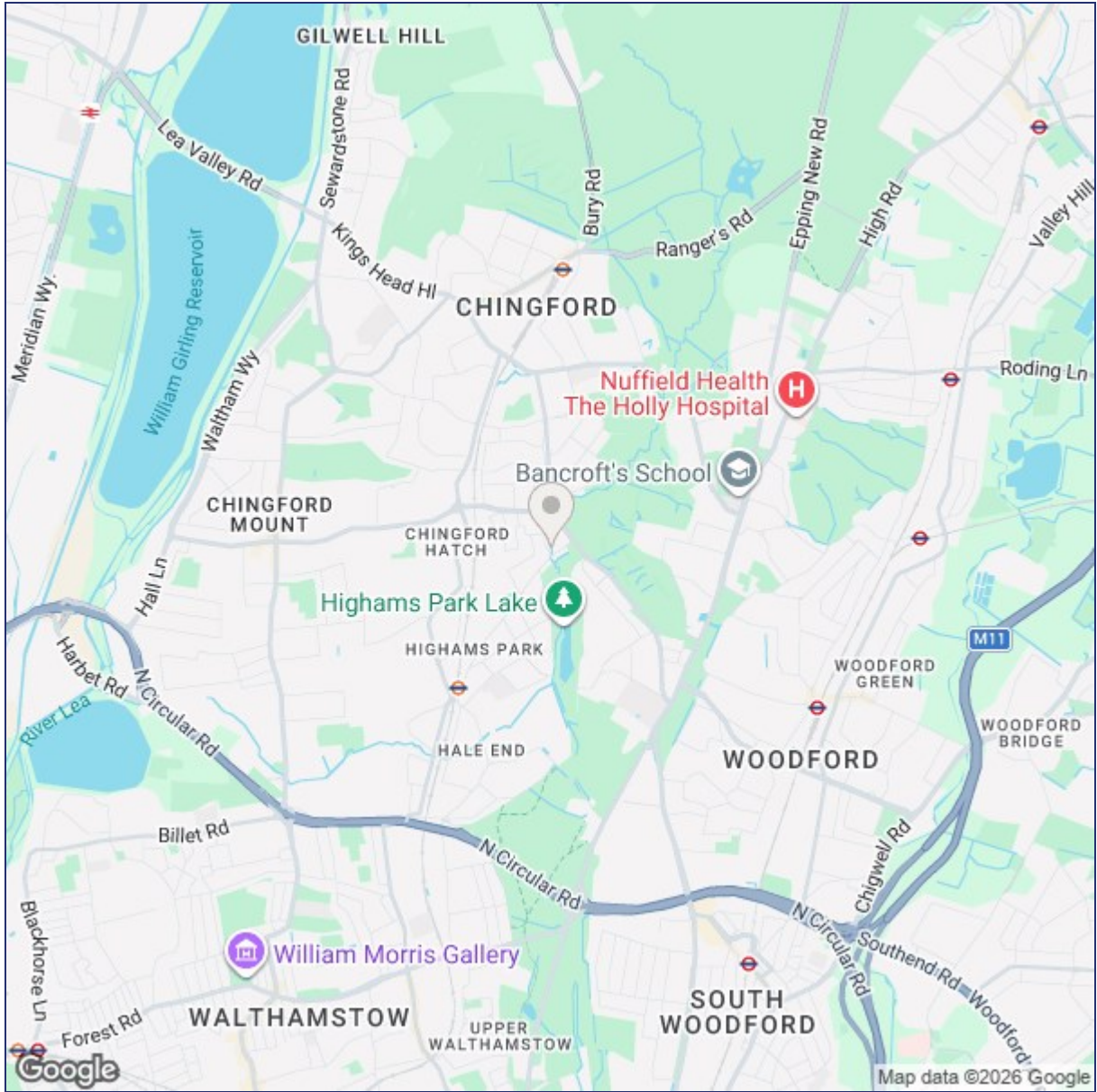
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7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images





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