

86 Old Church Road
Chingford
E4 8BX

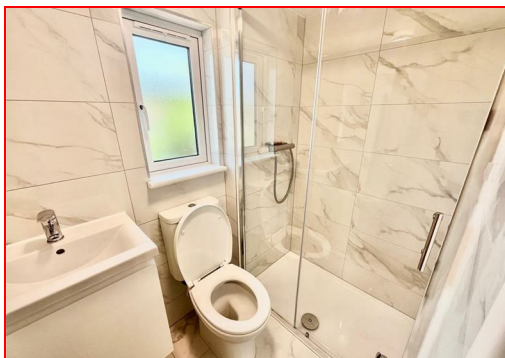
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Drysdale Avenue, E4 7PE



Guide Price £625,000 Freehold



4 Bedroom Terraced House for Sale – Drysdale Avenue, North Chingford

Guide Price: £625,000 – £650,000

Kings are delighted to offer this newly refurbished 4-bedroom mid-terrace home on the sought-after Drysdale Avenue in North Chingford, within walking distance of Chingford Overground Station and in the Yardley School catchment area.

Finished to a high standard throughout, this impressive property features a full-width rear extension with a spacious open-plan kitchen/diner, integrated appliances, and bifold doors opening onto a private rear garden with rear access. A bright front reception room completes the ground floor.

The first floor offers three well-proportioned bedrooms and a modern family bathroom with walk-in shower. The second floor boasts a newly converted loft room, providing a generous principal bedroom with en-suite, also featuring a walk-in shower.

Further benefits include new insulation, updated wiring and plumbing, and high-quality fixtures and finishes throughout. The rear garden is a mix of lawn and patio, ideal for entertaining, with rear access that allows for vehicle parking when needed. The front garden also offers potential for off-street parking, subject to the necessary council consent for a dropped kerb.

This turn-key home is perfect for families, professionals, or buyers looking to upsize in a fantastic North Chingford location.

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 12 mbps
Superfast 52 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

RECEPTION 10'10" x 10'8"

DINING ROOM 13'9" x 8'2"

KITCHEN 16'7" x 10'2"

BEDROOM 10'7" x 10'4"

BEDROOM 10'4" x 9'11"

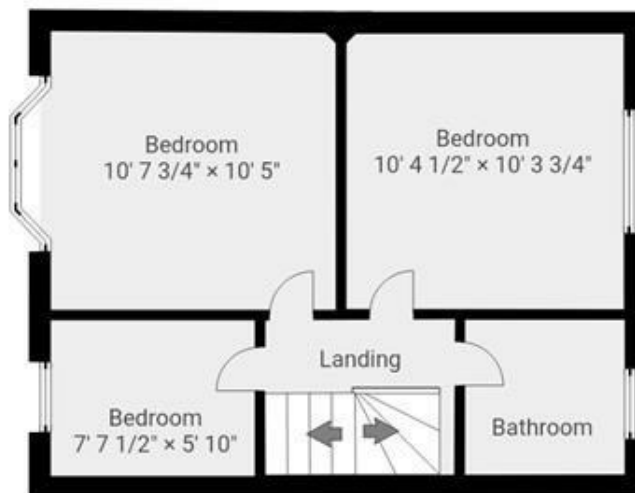
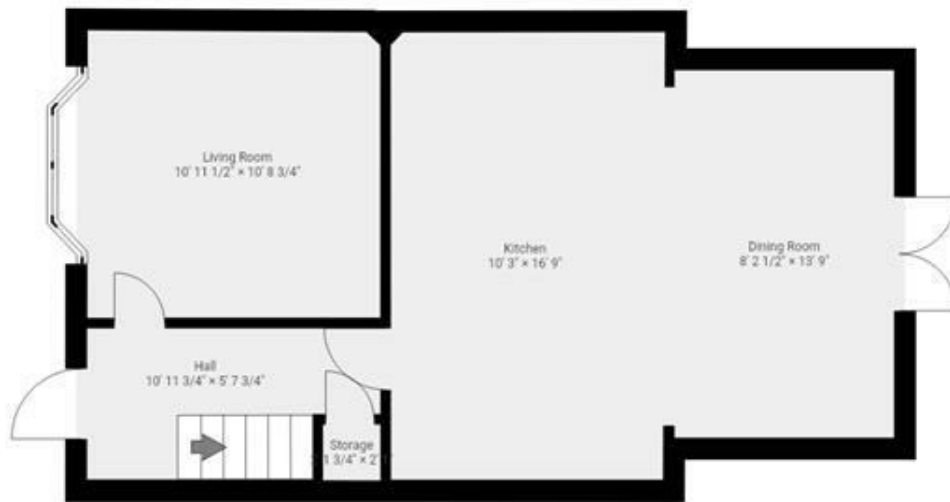
BEDROOM 7'6" x 5'10"

BEDROOM 15'11" x 13'1"

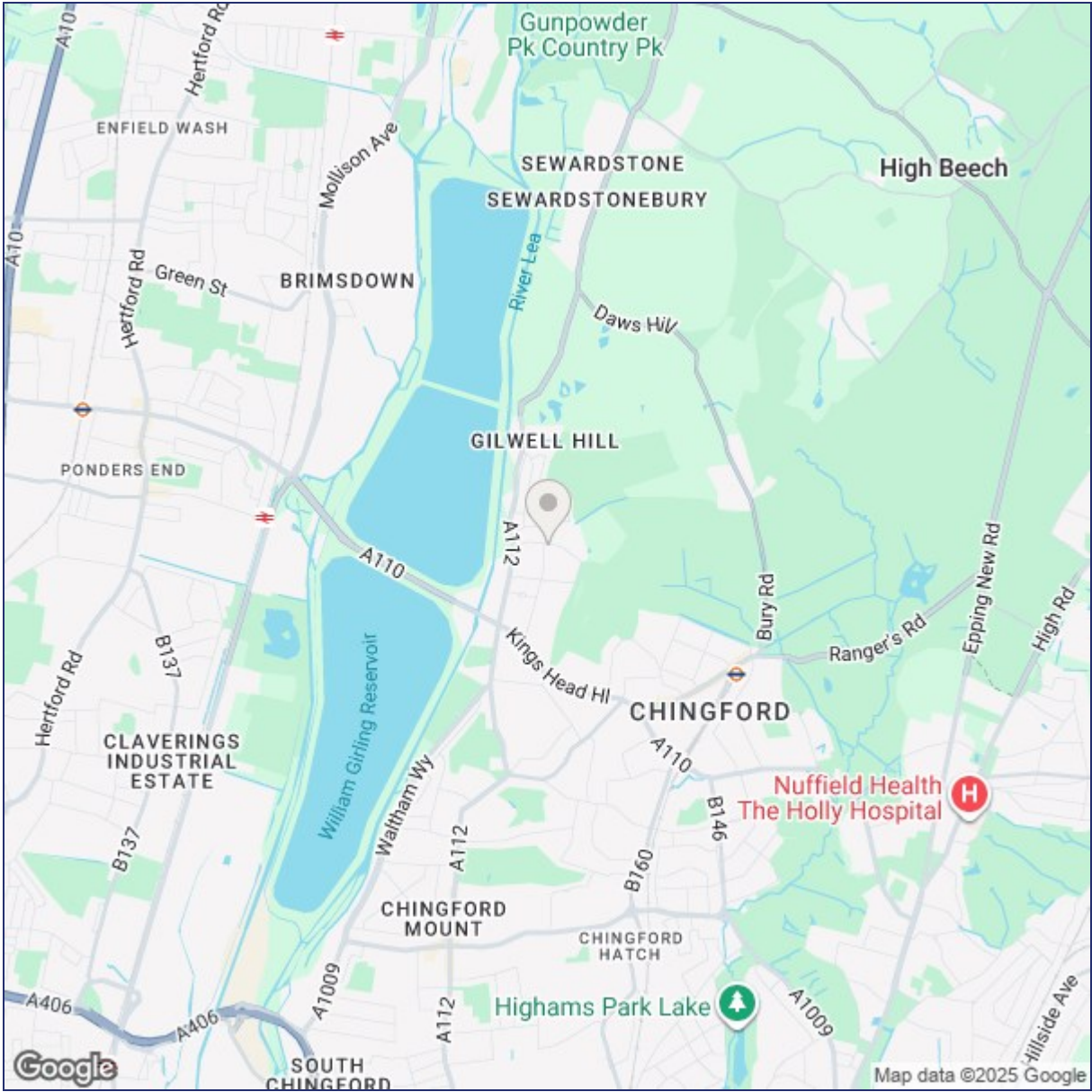
BATHROOM

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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

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