



**31 Sunset Avenue,
Chingford**

**Asking Price
£550,000 Freehold**



31 Sunset Avenue, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- CHAIN FREE
- PROJECT
- BUNGALOW
- SEMI-DETACHED
- 2 BEDROOMS
- 2 RECEPTIONS
- OFF STREET PARKING
- COUNCIL TAX BAND E
- EPC RATING TBC

Kings Group Chingford are pleased to present this chain-free two-bedroom semi-detached bungalow to the market, offering a great opportunity for buyers looking for a property to modernise and make their own.

The property comprises an entrance hallway/study, living room, kitchen with base and eye-level units, roll-top work surfaces and tiled splashbacks, two double bedrooms, with the main bedroom benefiting from fitted wardrobes, and a partially tiled family bathroom.

To the rear is a garden partially laid to lawn with side access, while the front offers off-street parking.

Located on Sunset Avenue in North Chingford, the property is within easy reach of London Overground services from Chingford Station, providing convenient access into London. The area also offers a range of local shops, supermarkets, schools and green spaces, including Epping Forest, making it a well-connected and practical location for a variety of buyers.

HALL

LIVING ROOM 17'9 x 12'7 (5.41m x 3.84m)

STUDY 11'2 x 11'1 (3.40m x 3.38m)

KITCHEN 9'1 x 7'6 (2.77m x 2.29m)

BEDROOM 12'5 x 11'7 (3.78m x 3.53m)

BEDROOM 11'6 x 10'3 (3.51m x 3.12m)

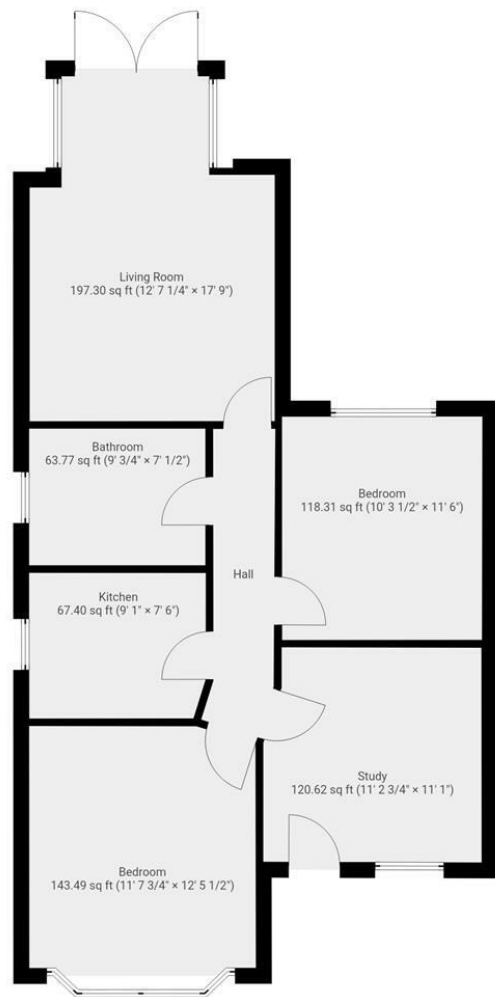
BATHROOM 9'3 x 7' (2.82m x 2.13m)

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