86 Old Church Road
Chingford
E4 8BX

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

Cherrydown Avenue, E4 8DX

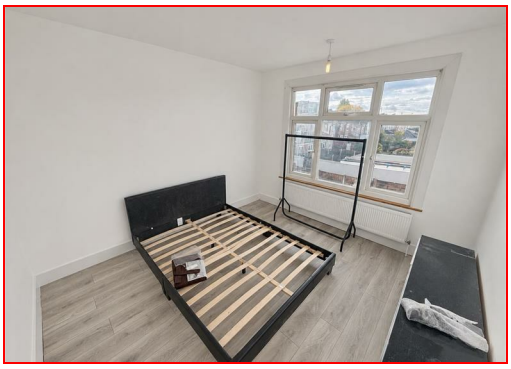






Asking Price £650,000 Freehold











Bay-fronted family home with three double bedrooms, open-plan living and off-street parking.

The ground floor has a bright, open-plan living and dining area with recessed lighting and new flooring throughout. The fitted kitchen features gloss units, a green glass splashback and a worktop overlooking the dining area. A separate room at the rear would suit a home office or snug, and a shower room completes the ground floor.

On the first floor are two double bedrooms, both with new flooring, including a bay-fronted main bedroom. The family shower room has a curved glass enclosure. There is scope to reinstate the original third bedroom on this floor, creating a four-bedroom home. A carpeted staircase beside an exposed brick wall leads to the second floor, where a further double bedroom has two roof windows and eaves storage.

Outside, the enclosed rear garden is paved and has a storage shed. A gravel driveway to the front provides off-street parking.

The property is in Chingford, within reach of local shops, cafés, schools and rail services into central London, with Epping Forest nearby.

To arrange a viewing, call Kings Group Chingford on 020 8524 7444.
Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Good
Vodafone - Good

Broadband (estimated speeds)
Standard 14 mbps
Superfast 54 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

PORCH

HALL

LIVING ROOM

DINING ROOM

KITCHEN 13'1 x 7'3

DOWNSTAIRS W.C

LANDING

BEDROOM 14'3 x 12'

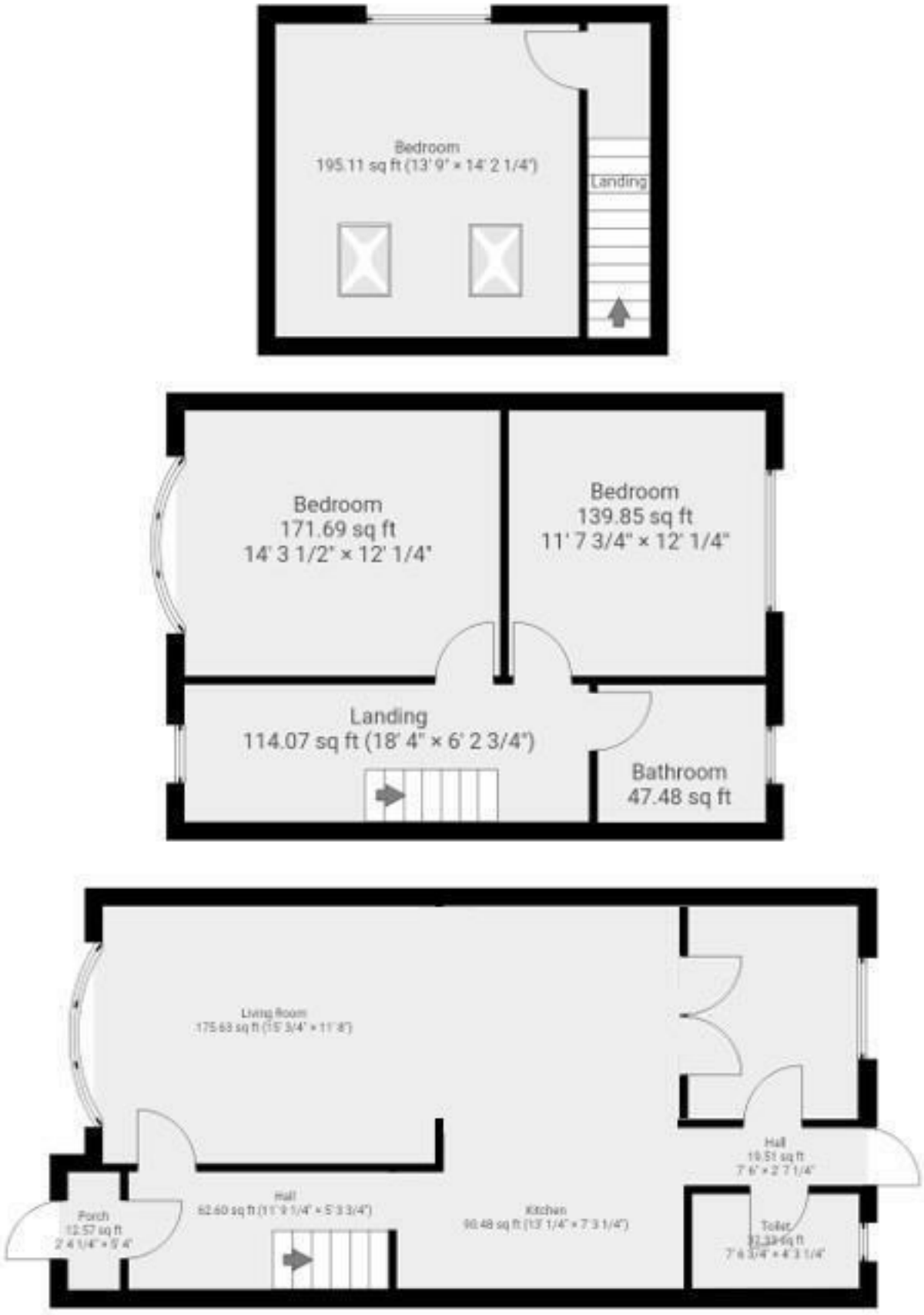
BEDROOM 12' x 11'7

BATHROOM 7'7 x 6'2

LANDING

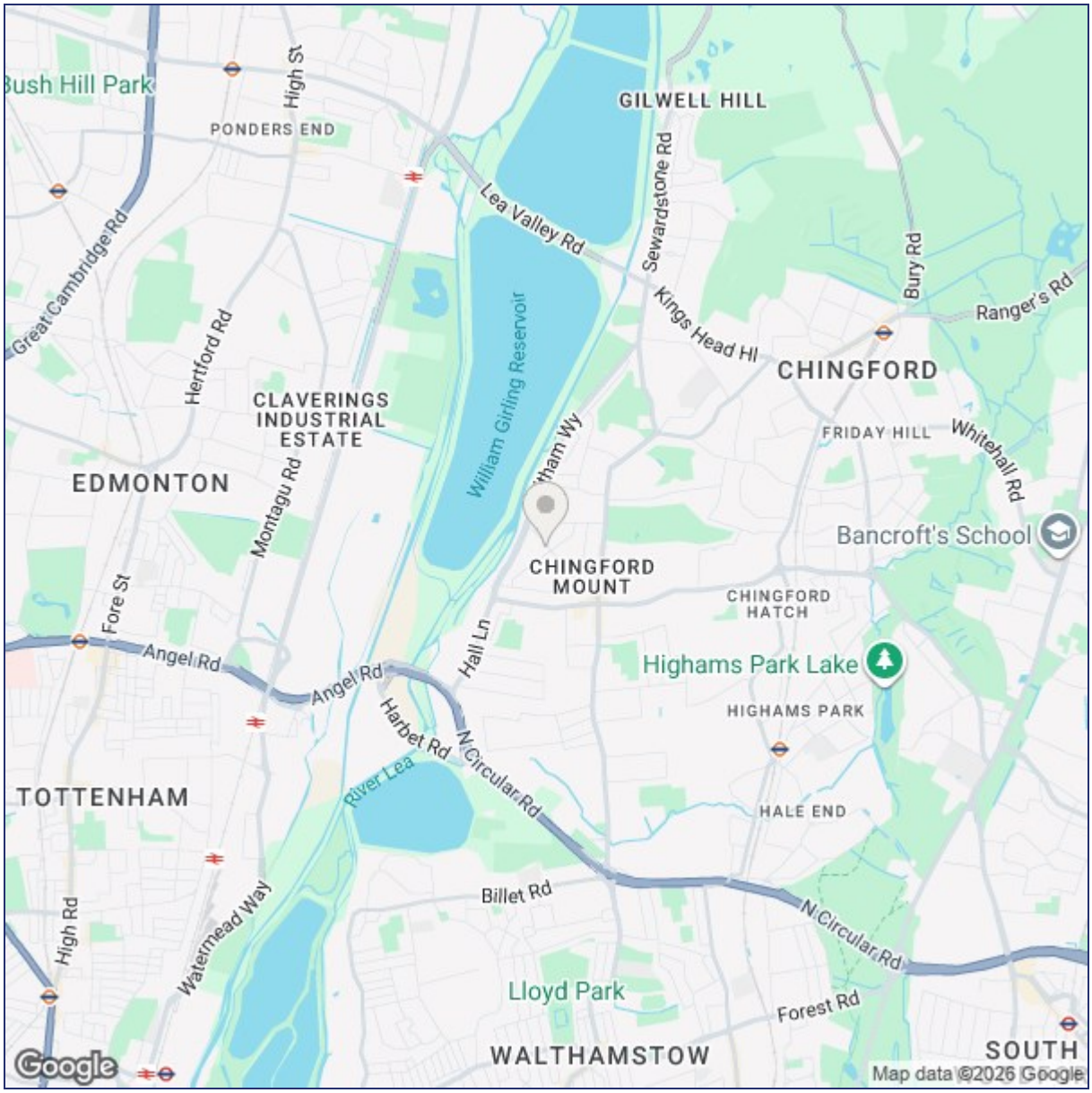
BEDROOM 13'9 x 11'2

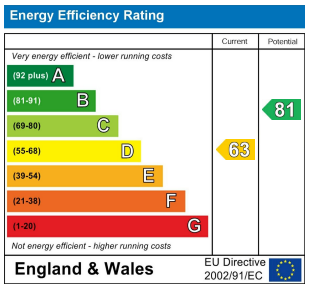
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour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

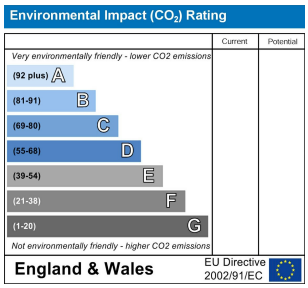


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("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

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