86 Old Church Road
Chingford
E4 8BX

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

Chingford Avenue, E4 6RF

Asking Price £500,000 Freehold

Cash buyers and investors only

Fantastic Renovation Project on Chingford Avenue

Kings Group is thrilled to present this three-bedroom chalet bungalow, offering an opportunity for buyers looking to create their dream family home.

This home has already undergone major structural works, featuring a large rear extension and a substantial loft conversion, rewiring, plastering under floor heating to name a few (planning permissions not verified by agent). The heavy lifting has been started, presenting a blank canvas that simply needs finishing touches to unlock its full potential and become a highly sought-after residence.

The expansive ground floor boasts a versatile layout currently comprising a large kitchen-diner space, a primary reception room, and a second reception room that perfectly serves as the third bedroom. There is also a designated space ready to be fitted as a generous ground-floor bathroom. Moving to the first floor, the loft conversion provides two additional well-proportioned bedrooms alongside a family shower room.

Perfectly situated in the desirable E4 postcode, you have local shops, green spaces, and everyday amenities right on your doorstep. It is an exceptionally convenient spot for growing families, with Parkside Primary School approximately 0.1 miles away and the highly regarded Chingford Foundation School just 0.6 miles away.

Commuting is straightforward thanks to nearby bus stops on Chingford Old Church and near Ridgeway Park. Additionally, both Highams Park and Chingford railway stations are located roughly 1.2 miles from the property, providing excellent links into London.

An internal viewing is highly recommended to fully appreciate the footprint, the scale of the works completed, and the endless possibilities this property holds. Call Kings Group today on 0208 524 7444 to arrange your visit

HALL

LIVING ROOM 12'10 x 11'10

DINING ROOM 12'9 x 11'5

KITCHEN 21'2 x 17'6

BEDROOM 11'3 x 9'11

DOWNSTAIRS W.C

LANDING

BEDROOM 16' 2 x 10'6

BEDROOM 16'1 x 9'2

SHOWER ROOM 11'6 x 6'3

SERVICES DISCLAIMER
Please note – all services/appliances have not and will not be tested.

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

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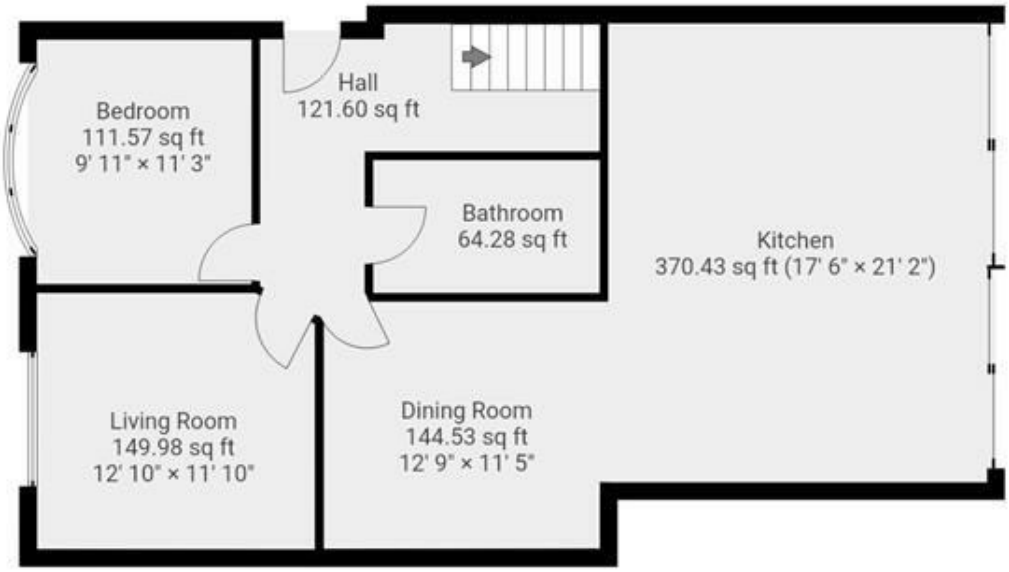

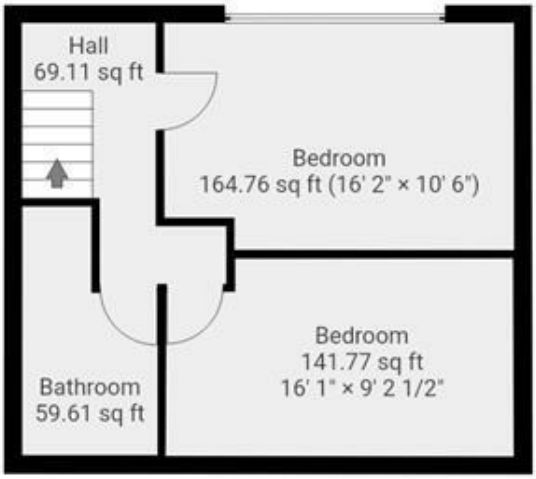

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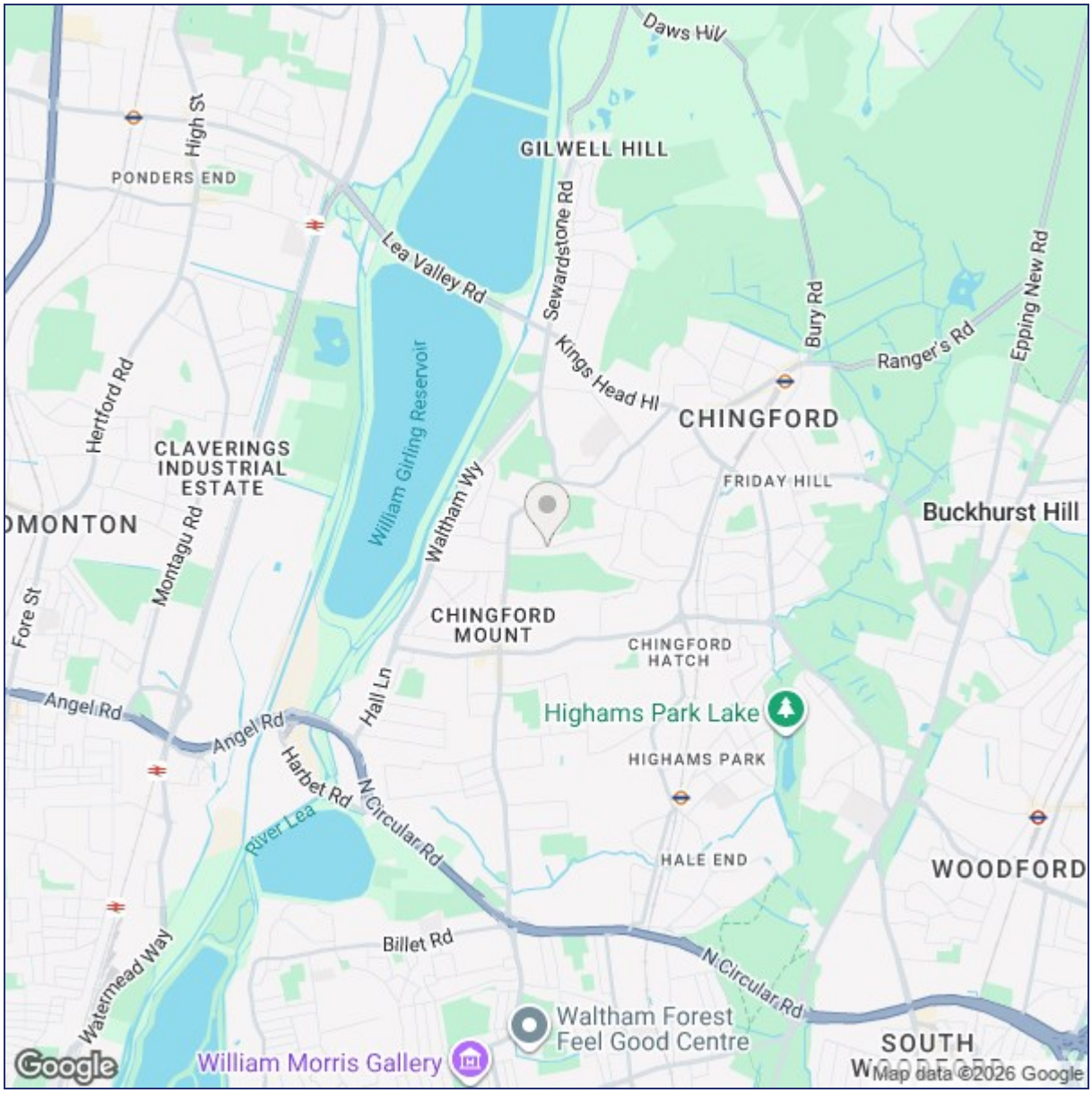

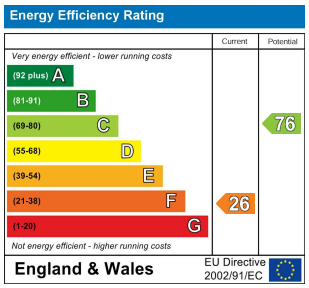

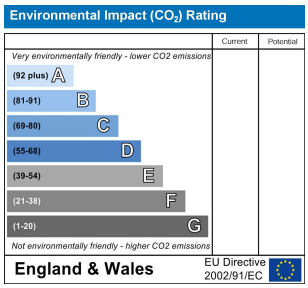

("These details are correct at time of going to press").

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