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Mount Avenue, E4 6SY



Asking Price £499,995 Freehold



Kings Group are pleased to offer for sale this two-bedroom terraced home, which has been improved by the current owners with the addition of a recently fitted kitchen, modern shower room and plantation shutters throughout.

The ground floor comprises a through lounge with dark wood laminate flooring, providing defined living and dining areas. To the rear is a recently fitted kitchen with a range of wall and base units, together with a modern ground floor shower room.

The first floor offers two double bedrooms. The principal bedroom measures approximately 17ft in length, while the second bedroom benefits from fitted wardrobes.

Externally, the property features a private rear garden and a low-maintenance front garden.

The property is situated in the heart of South Chingford, within walking distance of the shops, cafés, supermarkets and everyday amenities of Chingford Mount. A selection of local schools is within easy reach, while regular bus services provide connections to Chingford Station, offering direct services into London Liverpool Street. Residents also benefit from nearby Ridgeway Park and Epping Forest, providing a range of open spaces and recreational opportunities.

For further information or to arrange a viewing, please contact Kings Group on 020 8524 7444.

Hall

Lounge 25'11 x 11'9

Kitchen 14'5 x 5'11

Shower room

Bedroom 17 x 11

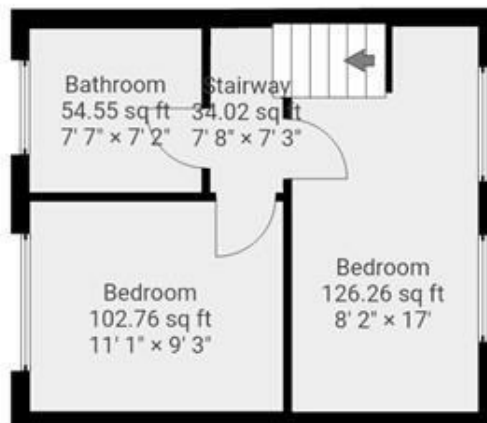
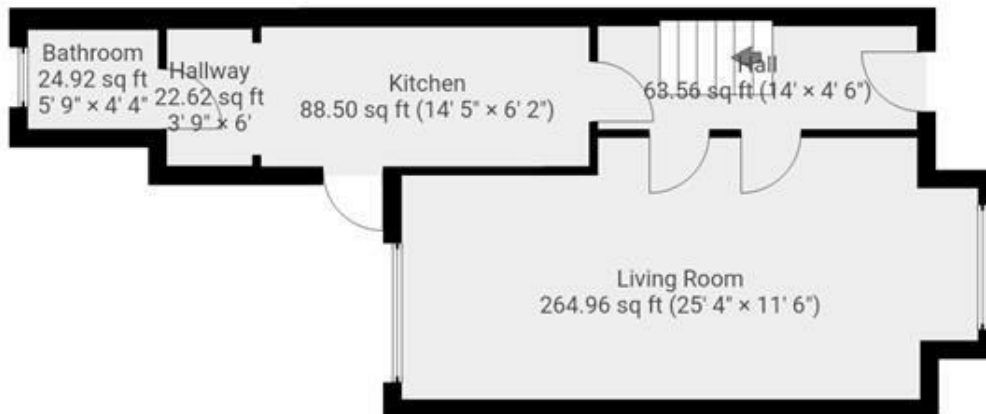
Bedroom 11'5 x 9'11

Bathroom 8'3 x 6'11

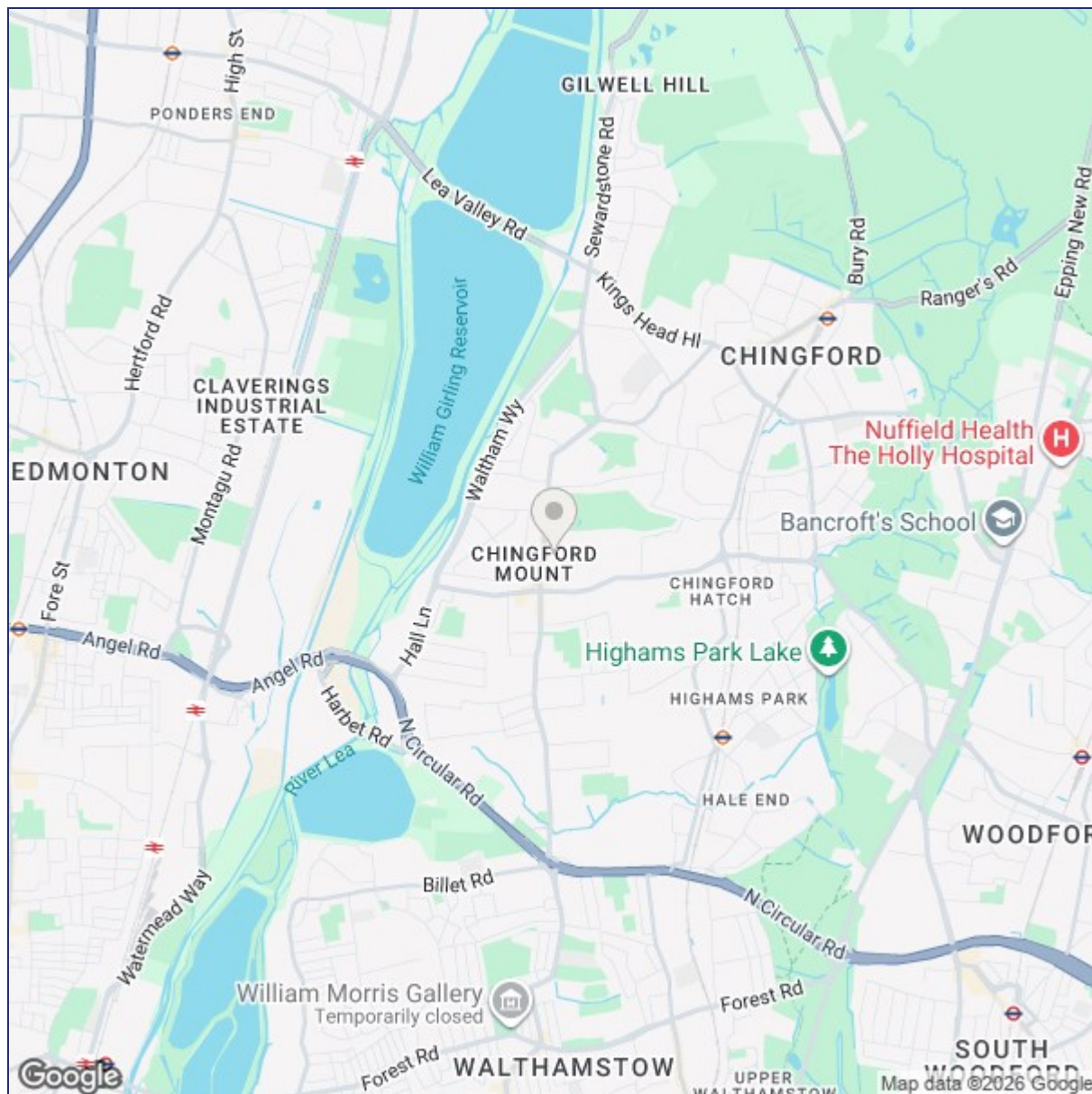
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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