

86 Old Church Road
Chingford
E4 8BX

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



Sunset Avenue, E4 7LW



Offers In Excess Of £475,000 Freehold



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

STUDY 11'2 x 11'1

KITCHEN 9'1 x 7'6

BEDROOM 12'5 x 11'7

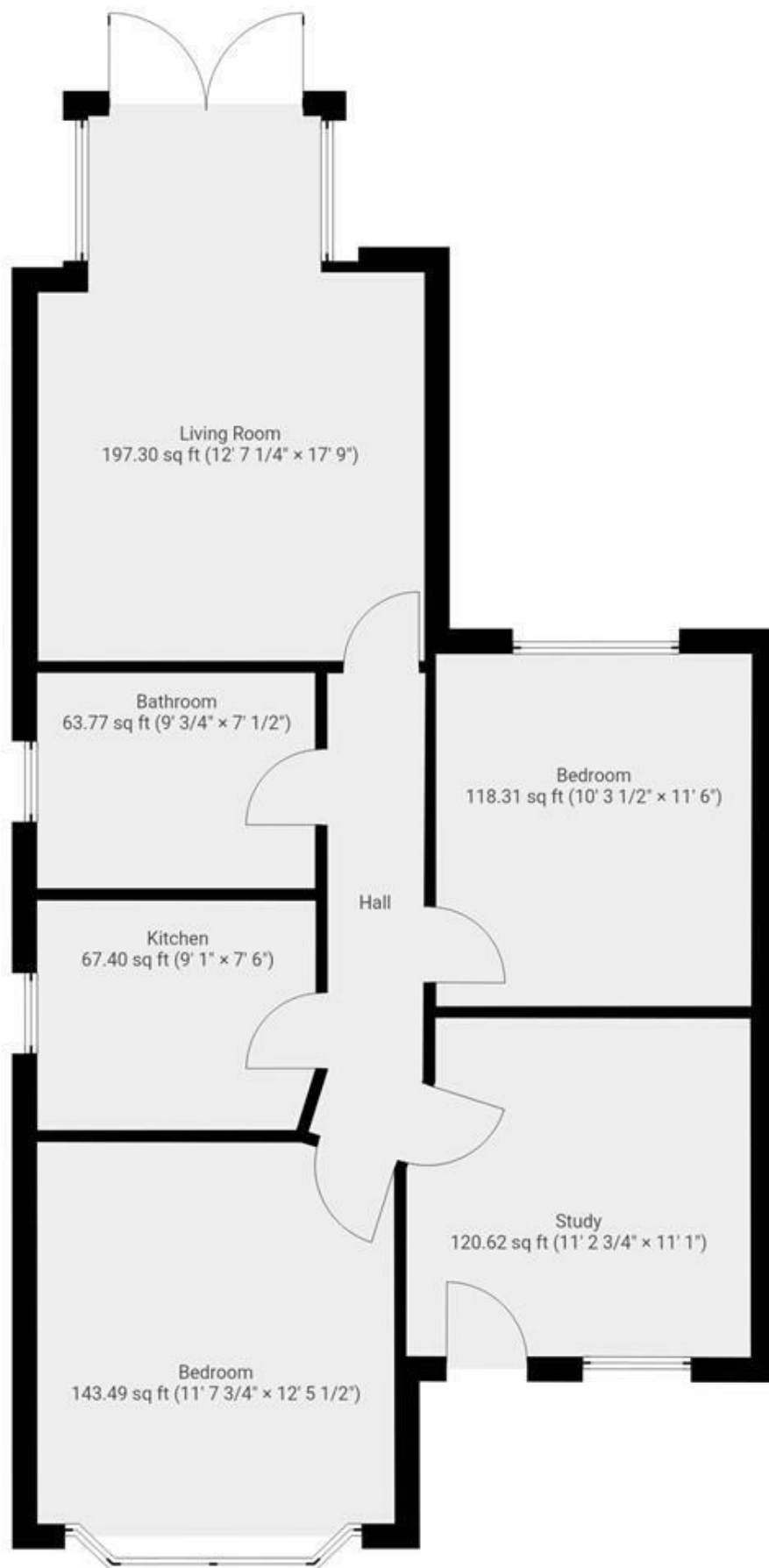
BEDROOM 11'6 x 10'3

BATHROOM 9'3 x 7'

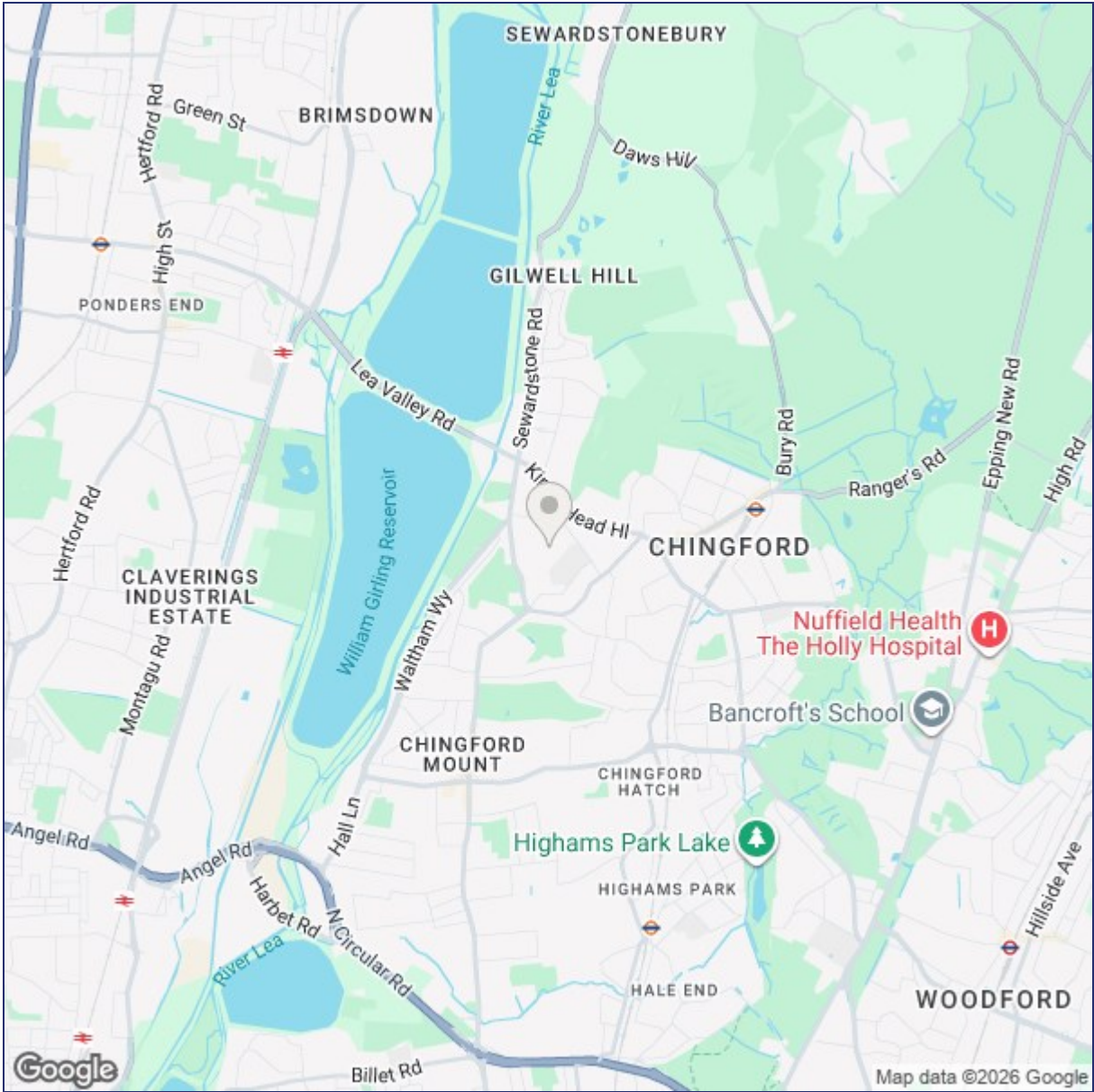
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4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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