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## Cherrydown Avenue, E4 8DT



**Offers In Excess Of £600,000 Freehold**



CHAIN FREE FAMILY HOME!!!! Kings are delighted to present this spacious four-bedroom house situated in a sought-after area.

The ground floor offers a welcoming bay-windowed reception room filled with natural light. A second reception room with wood laminate flooring leads into the kitchen. The kitchen boasts ample storage with both base and eye-level units, modern appliances including an oven, hob, and extractor fan. Conveniently located within the kitchen is plumbing for a washing machine and dishwasher. French patio doors open onto the garden, creating a seamless indoor-outdoor flow. A downstairs WC completes the ground floor accommodation. Upstairs, you will find three bedrooms and a family bathroom with a wet room shower. The master bedroom is particularly impressive, featuring an en-suite shower room for added convenience. The rear garden is a delightful space with a lawn, two paved patio areas, and practical wooden sheds. Off-street parking is available for two vehicles at the front of the property.

This family home offers comfortable living space in a prime location. Early viewing is highly recommended.

O2 Good  
EE Good  
Three Good  
Vodafone Good

Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 58 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**ENTRANCE HALL**

**LIVING ROOM 11'4 10'6**

**DINING ROOM 18'1 x 10'**

**KITCHEN 15'3 x 9'9**

**WC**

**BEDROOM 11' x 10'2**

**BEDROOM 11' x 10'2**

**BEDROOM 7'0 x 6'11**

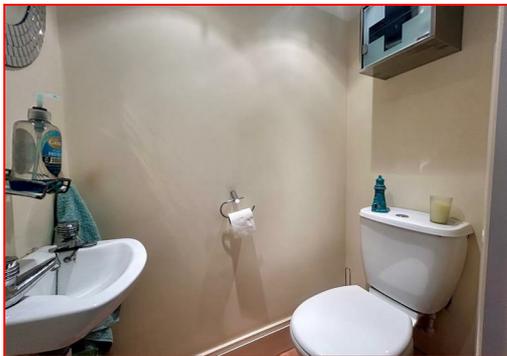
**WETROOM 6'11 x 6'11**

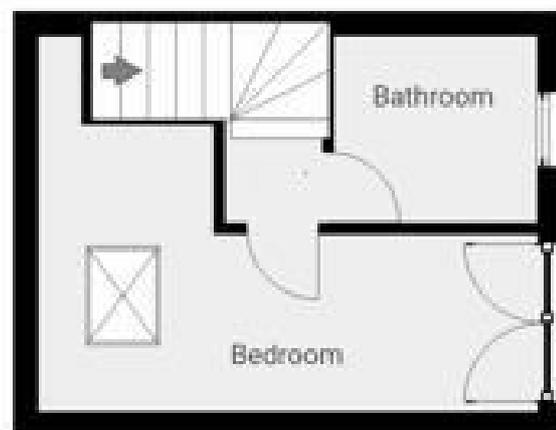
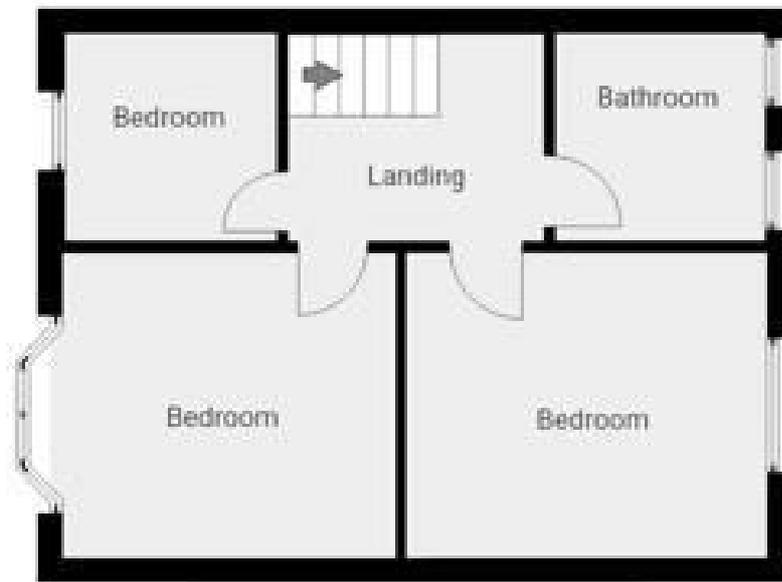
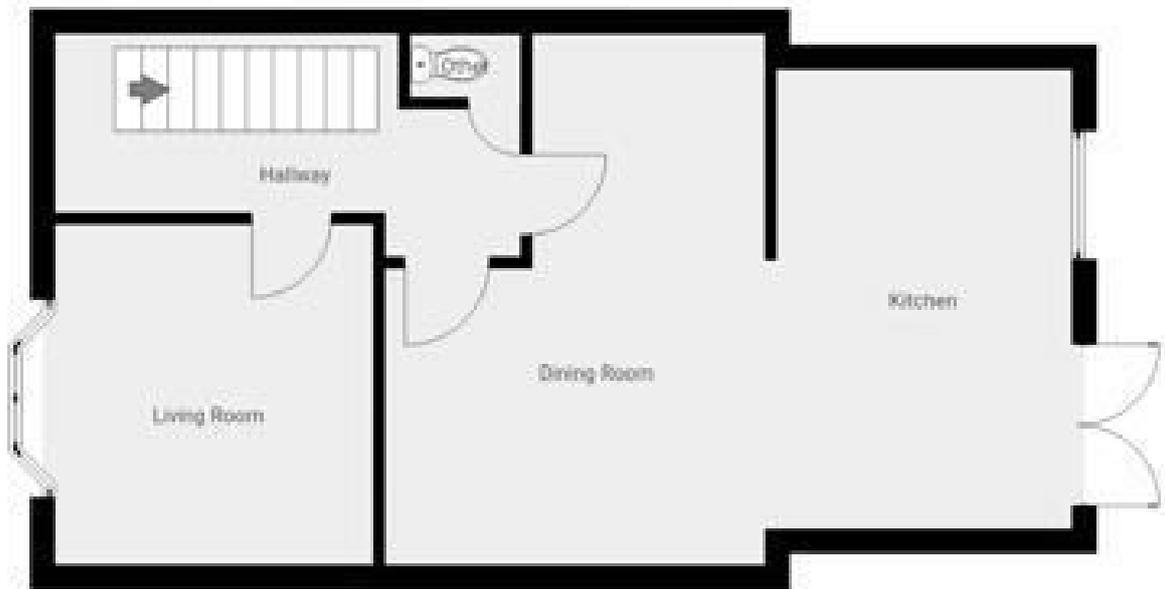
**BEDROOM 16'6 x 12'6**

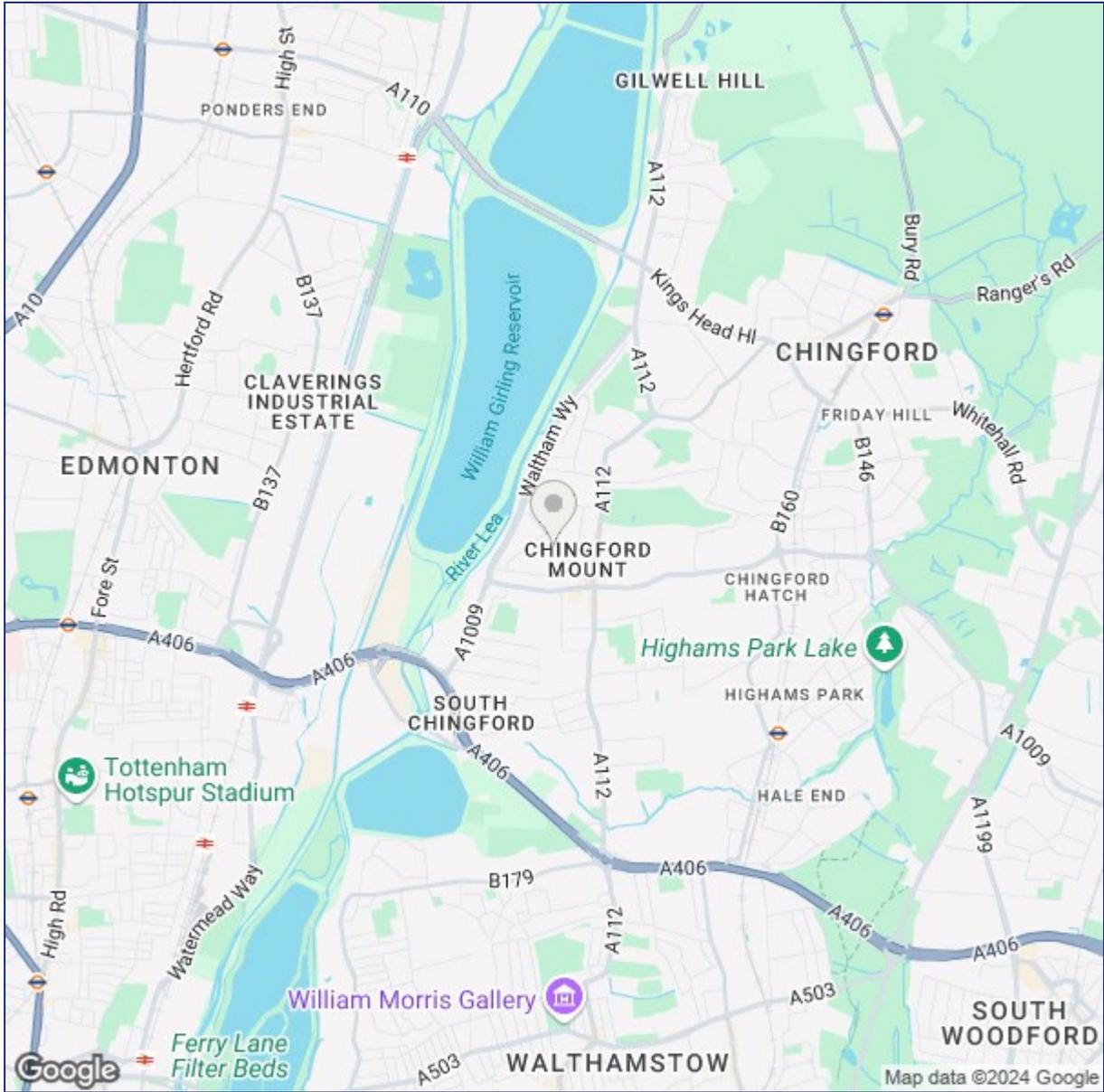
**ENSUITE 5'7 x 5'0**

**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 WHATSOEVER IN RELATION TO THIS PROPERTY.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

("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.

