

86 Old Church Road  
Chingford  
E4 8BX

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



## Cherrydown Avenue, E4 8DX



**Asking Price £600,000 Freehold**



RARELY AVAILABLE 3 DOUBLE BEDROOM BAY FRONTED HOME !!!Not to be compared to the standard 2 bedroom plus box room, this property offers 3 great size bedrooms ideal for the growing family.

The ground floor comprises two reception rooms providing separate areas for living and dining, along with a fitted kitchen that includes a range of base and wall units and worktop space, as well as a shower room. On the first floor, the accommodation includes 2 well-proportioned bedrooms, along with a fully tiled family shower room. To the 2nd floor you have a further double bedroom.

Externally, the rear of the property features a decked garden providing outdoor space for leisure and entertaining, while the front of the property benefits from off-street parking.

The property is situated within the Chingford area of East London, which offers a range of local amenities including supermarkets, independent shops, cafés, and restaurants. There are a number of well-regarded primary and secondary schools within the surrounding area, along with green spaces such as Epping Forest providing recreational opportunities. Transport links are accessible via nearby rail services into central London and surrounding road networks, supporting commuting and connectivity.

Viewing arrangements can be made through Kings Group of Chingford - 0208 524 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 15' x 11'8**

**DINING ROOM 13'7 x 9'8**

**KITCHEN 13'1 x 7'3**

**DOWNSTAIRS W.C**

#### **LANDING**

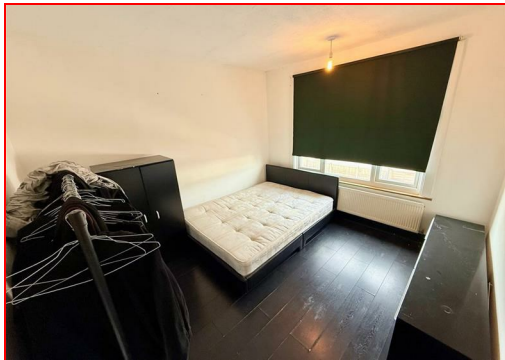
**BEDROOM 14'3 x 12'**

**BEDROOM 12' x 11'7**

**BATHROOM 7'7 x 6'2**

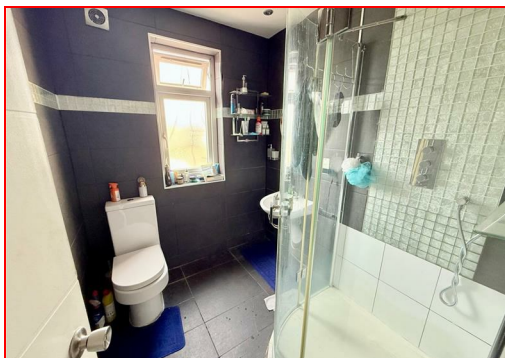
#### **LANDING**

**BEDROOM 13'9 x 11'2**



#### **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

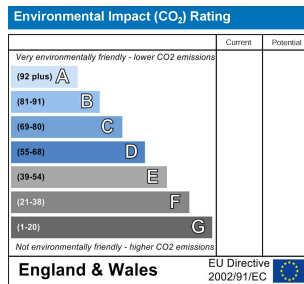
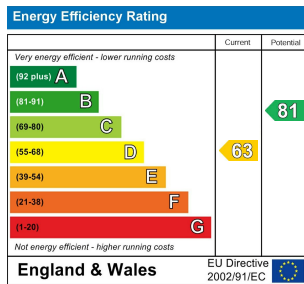
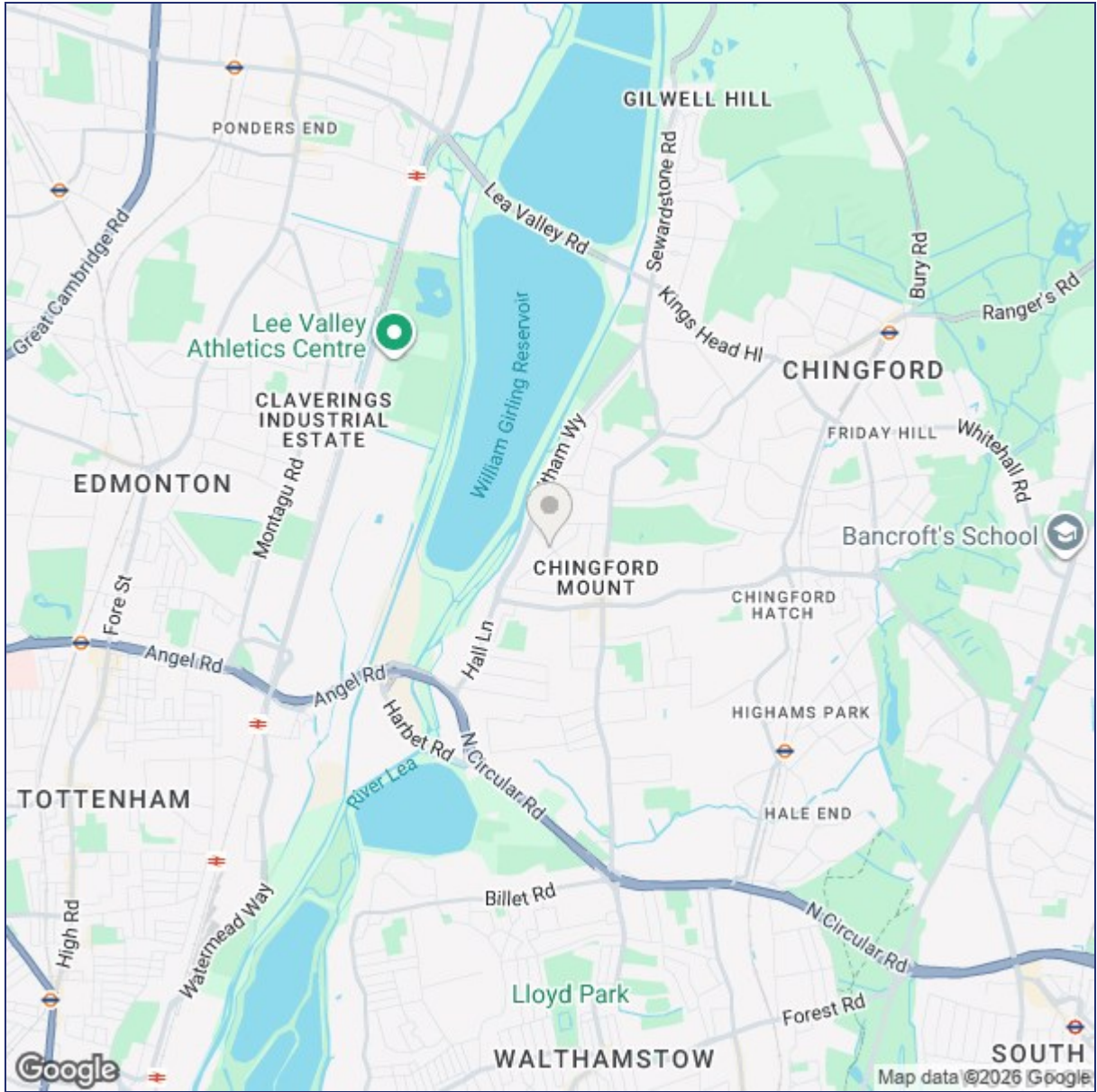


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("These details are correct at time of going to press").

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.

