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## Cherrydown Avenue, E4 8DT



**Guide Price £510,000 Freehold**

### \*\*\*3 BEDROOM TERRACED HOUSE\*\*\*



Kings of Chingford are delighted to offer to the market this well located three bedroom family home. Situated just a 5 min walk to Chingford Mount High street and all the amenities it has to offer. Also providing easy access to local transport links and falling into the catchment area for some excellent local schools.



Arranged over two floors, the ground floor is comprised of a bright and airy living room with feature fire place. The kitchen/diner is a lovely open plan space, ideal for entertaining. The kitchen itself is finished with white base and eye level units, roll top work surfaces and tiled splash backs. The ground floor of this great property also boasts a downstairs WC and utility room. Ideal for modern family living.



To the first floor you have three superbly sized bedrooms. The master and bedroom two are great size doubles offering ample space for storage. Bedroom three is a spacious single. The family bathroom is fully tiled and furnished with a modern white three piece suite and separate shower enclosure.

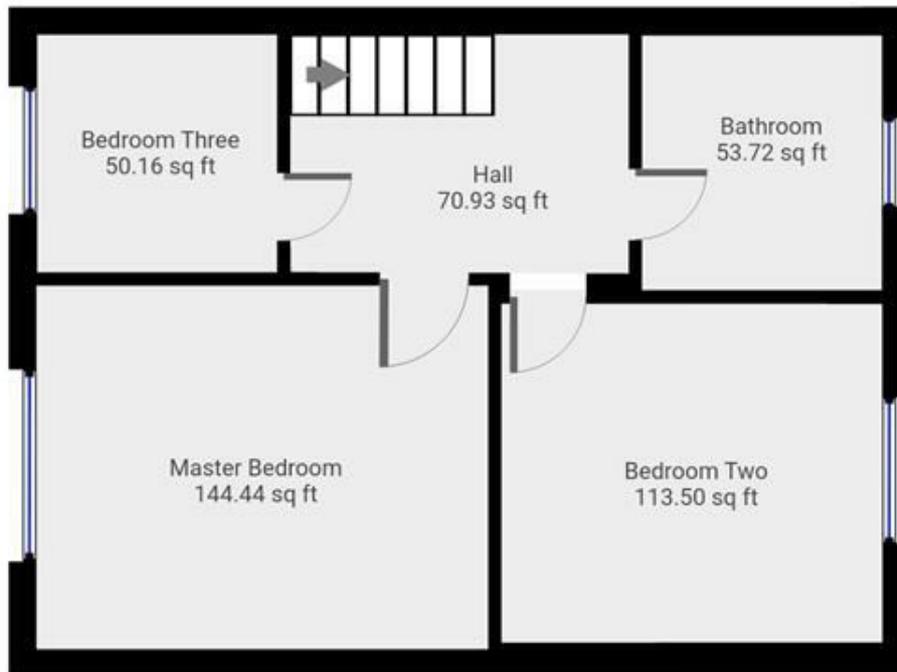
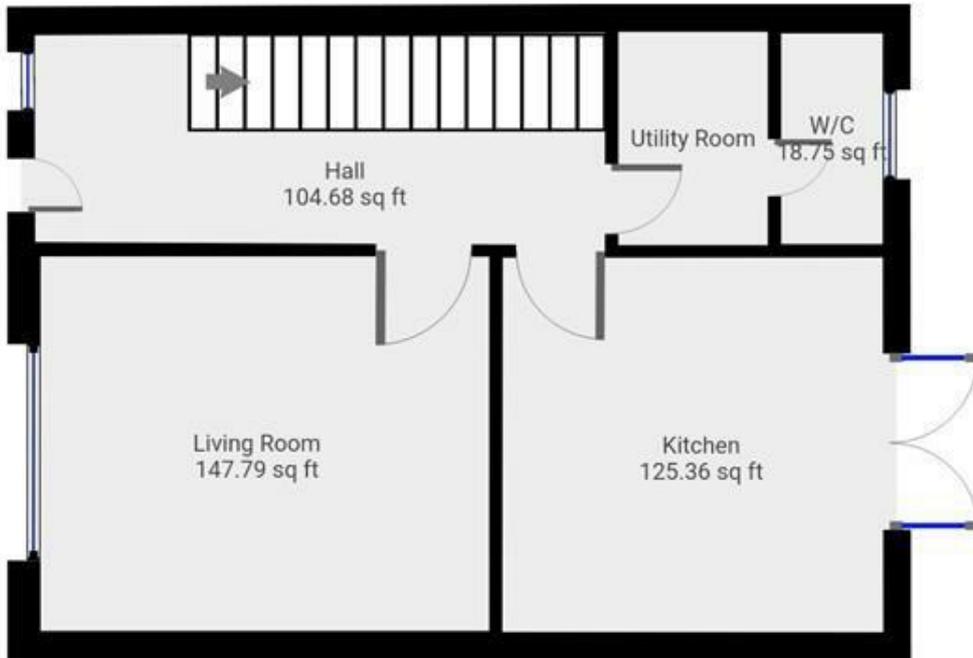


To the front of the property you have a block paved driveway with space for at least two vehicles. To the rear you have a partially paved, partially laid to lawn garden with rear access.

With the potential to extend STPP, this property presents the perfect opportunity to be transformed into your perfect family home.

Call one of our 2 Chingford Offices now to arrange your viewing and avoid disappointment.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		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	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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.

