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## Cherrydown Avenue, E4 8DT



**Offers In Excess Of £550,000 Freehold**



**\*\*\* 3 BEDROOM HOUSE \*\*\* CHAIN FREE \*\*\***

Kings of Chingford are delighted to offer to the market this well presented three bedroom mid-terrace family home.

Situated on the ever sought after Cherrydown Avenue, you are just a minutes walk from Chingford Mount High street and all the amenities it has to offer. Just a 10 min drive to Chingford or Higham's park train station. Also falling into the catchment area for some superb local schools.

The property itself is arranged over two floors, with the ground floor being comprised of an open plan living/dining room. The kitchen, which is finished with light wood base & eye level units, with roll top work surfaces and tiled splash backs.

To the first floor you have two generously sized double bedrooms and a spacious single, all of which offer ample space for storage. The fully tiled, family bathroom is tastefully finished with a modern, white, three piece suite.

To the front of the property you have a driveway for one vehicle. To the rear you have a partially paved, partially laid to lawn garden. The ideal spot to while away the summer months. This wonderful property also has the fantastic addition of a detached garage to the rear.

Well suited to first time buyers or those of you looking to upsize.

Call our Chingford office now to arrange your viewing and avoid disappointment.

Tenure-Freehold  
EPC - TBC  
Council Tax Band - D

**DINING ROOM 11'5 x 11'3**

**LIVING ROOM 13'06 x 11'11**

**KITCHEN 11'08 x 6'6**

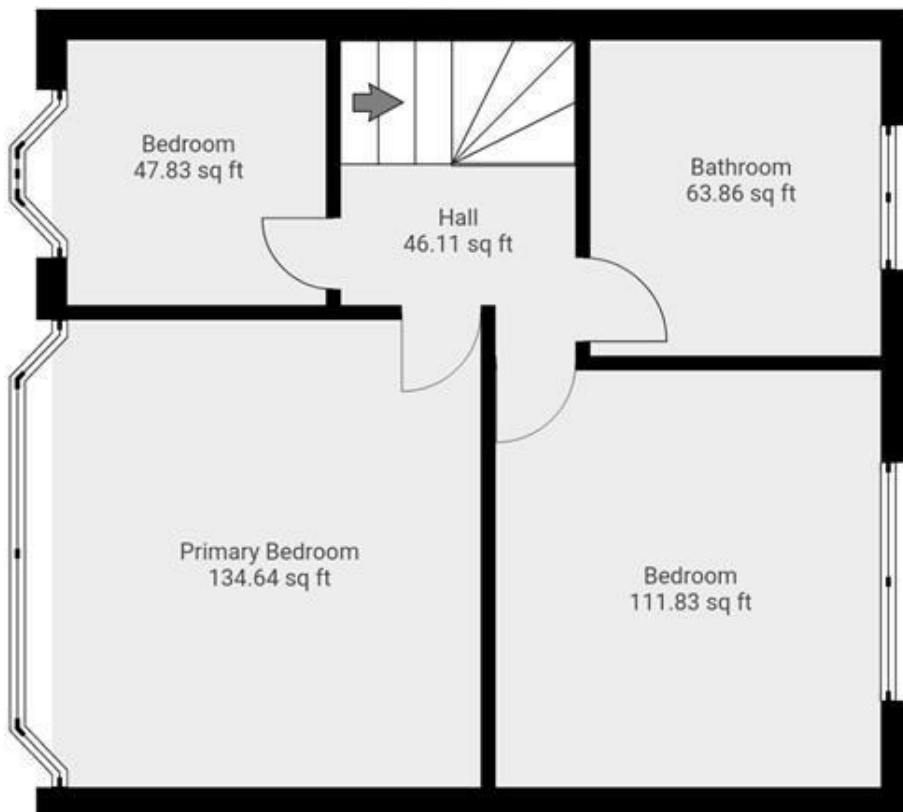
**BEDROOM ONE 13'09 x 11**

**BEDROOM TWO 11'07 x 10'02**

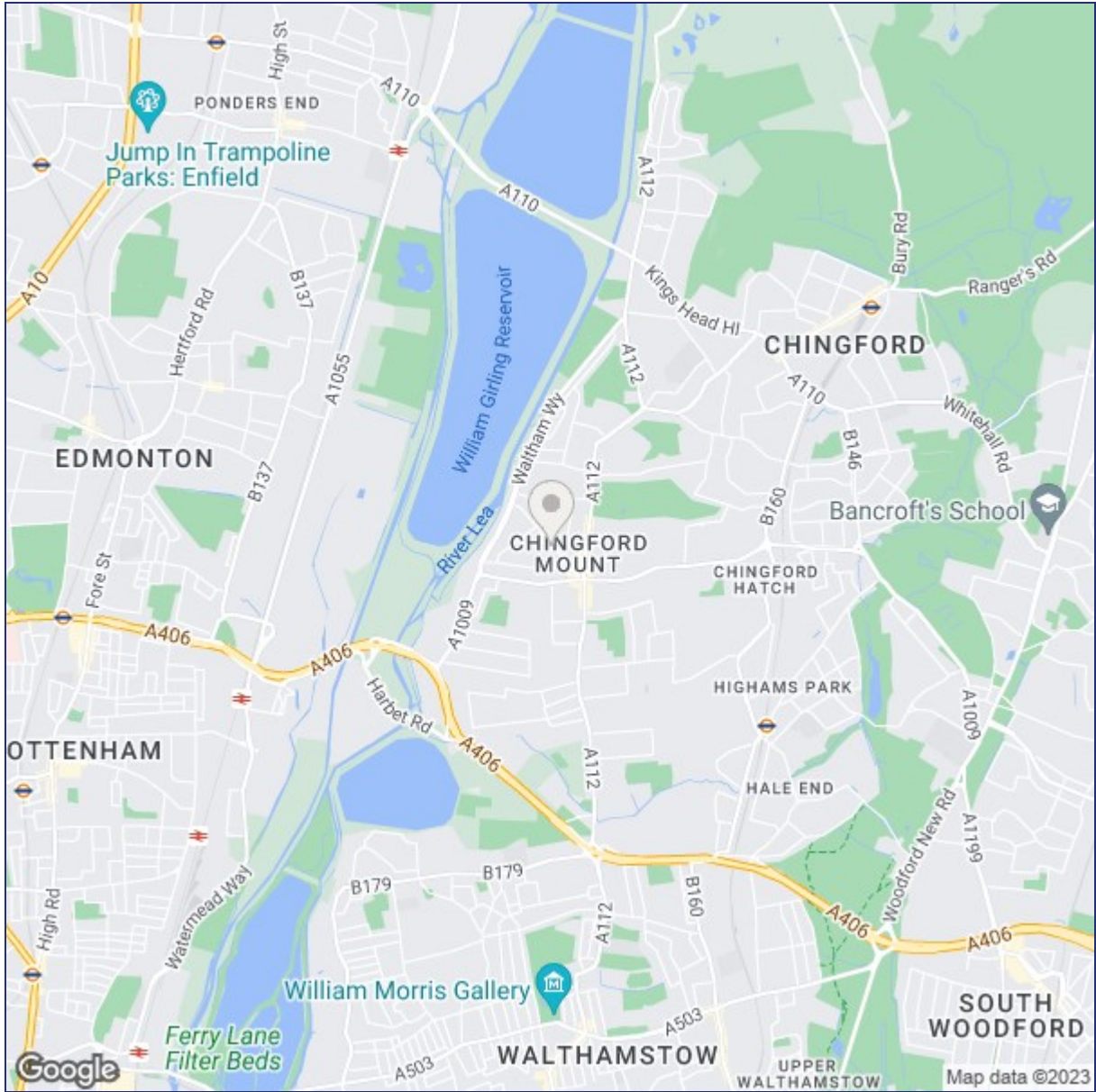
**BEDROOM THREE 7'01 x 6'10**

**BATHROOM 7'07 x 7'08**





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		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.

