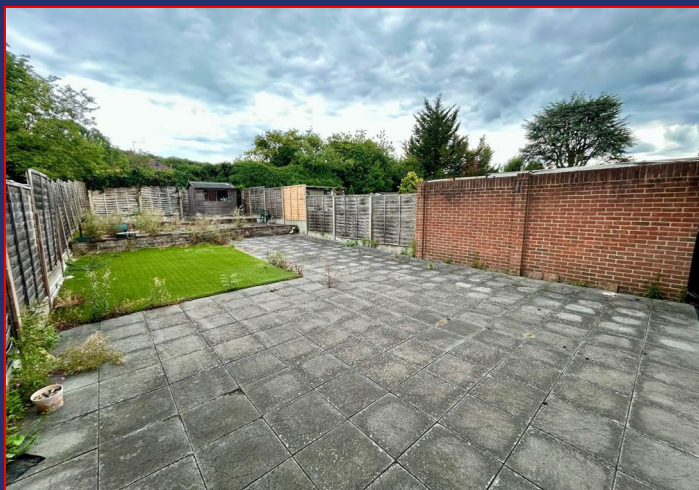


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Drysdale Avenue, E4 7NJ



Asking Price £600,000 Freehold



Kings Group are pleased to offer for sale this two-bedroom extended semi-detached bungalow, located on the sought-after Drysdale Avenue in Chingford. Offered with no onward chain, this property is ideal for those looking to create their ideal home.

The property benefits from a spacious and bright through lounge, a larger than average main bedroom, and a second bedroom, all offering flexible living space. The kitchen is positioned at the rear and provides direct access to the garden.

Externally, the property boasts a low-maintenance rear garden and off-street parking to the front. There is also potential to extend into the loft (subject to planning permission).

Ideally located close to Epping Forest, offering scenic walking routes and outdoor pursuits. Chingford Station is within easy reach, providing convenient access into London, making this property suitable for commuters.

Additional features include gas central heating and double glazing throughout.

To arrange a viewing, contact Kings Group on 01992 652 006.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Broadband (estimated speeds)

Standard 13 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 18'9 x 10'7

DINING ROOM 11'11 x 10'7

KITCHEN 12'2" x 5'10"

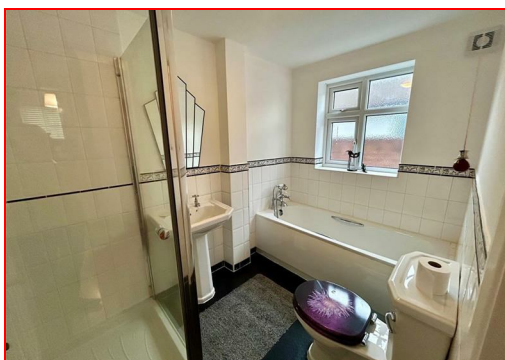
BEDROOM 16'7" x 14'2"

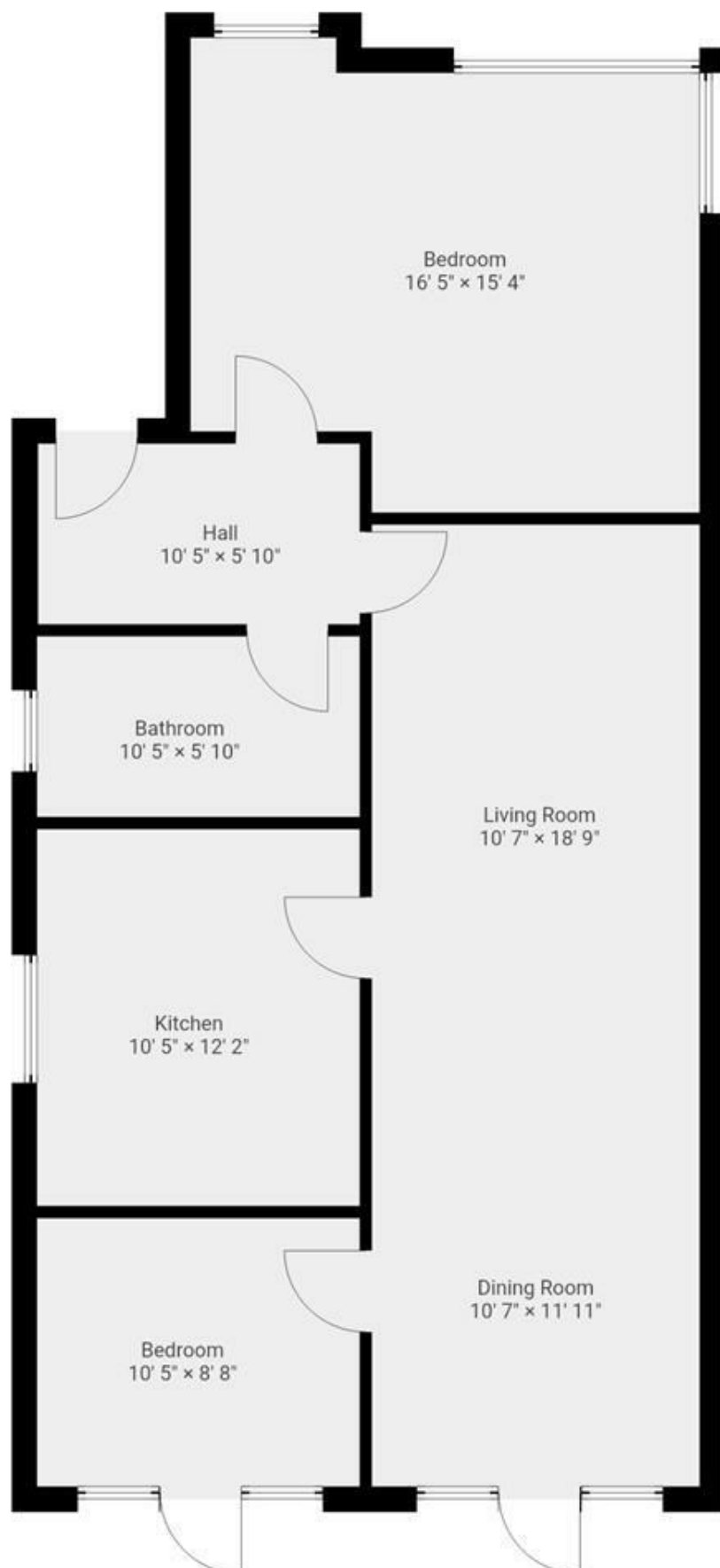
BEDROOM 10'5 x 8'8

BATHROOM 10'5 x 5'10

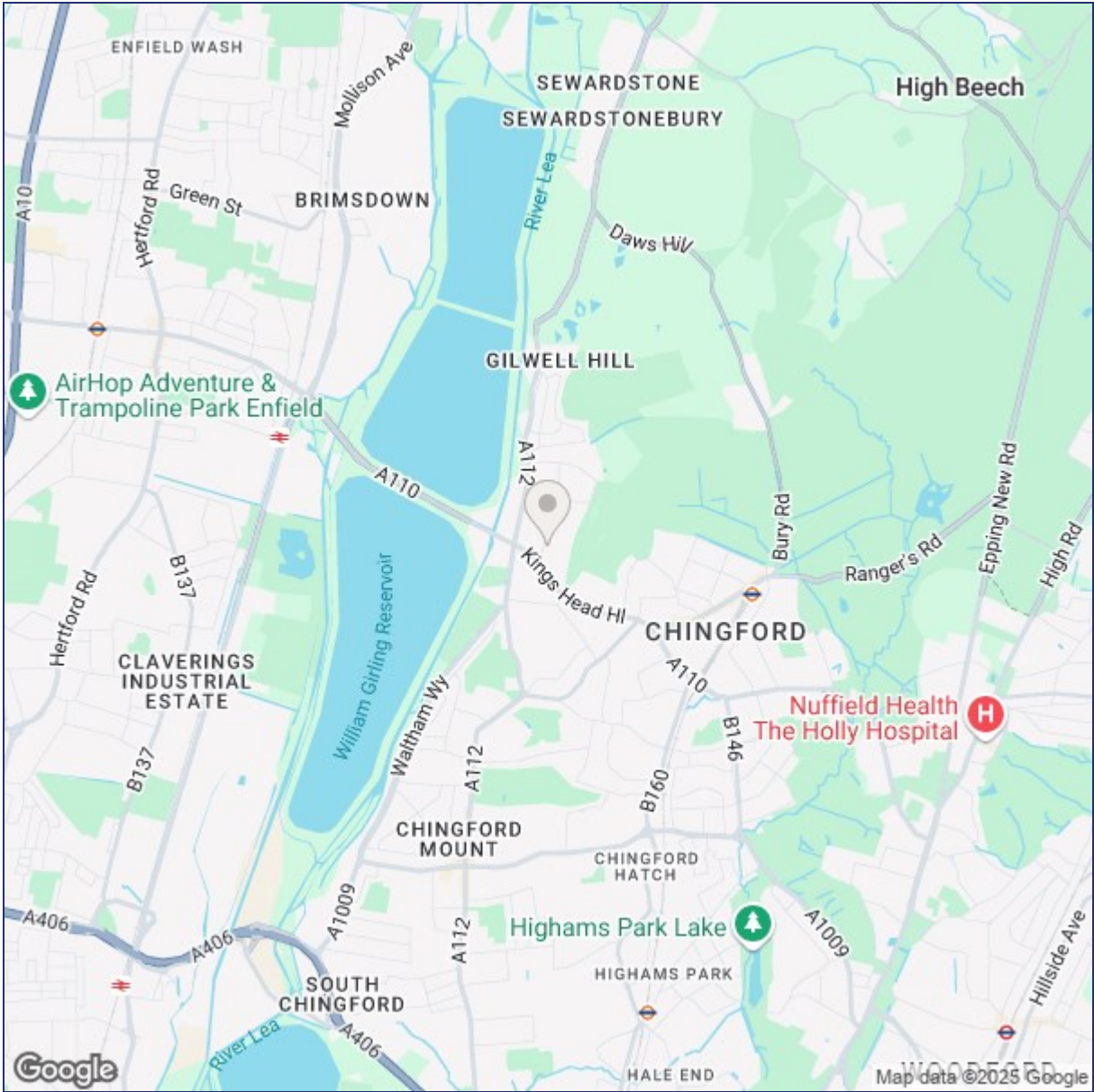
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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.
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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		

("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.

