

# **PROPERTY SUMMARY**

Occupying approximately 1400Sq St / 130Sqm and set over three floors is this semi detached four double bedrooms period house situated in between both North Chingford and Chingford Mount. The property benefits from interconnecting reception rooms, a modern fitted kitchen with breakfast bar and dining area, three bathrooms, (shower rooms on the ground floor and second floor, plus a bathroom on the first floor), part double glazed and part sash windows, gas central heating, original style feature fire places, a south facing rear garden which is approximately 90ft in length and off street parking to the front aspect.

Chingford Avenue is situated between both shopping areas of Chingford Mount and the High Street of Station Road in North Chingford. Both have an array of bars, coffee shops & restaurants with a great choice of different cuisines. The green spaces of the Ridgeway Park are close by along with the vast area of Epping Forest for great walks any cycling enthusiasts.

There are also several schools in the area which include Parkside Primary, Lime Academy Larkswood, Chingford Foundation Secondary and Chase Lane Primary. Transport links includes local bus routes along with Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

In our opinion this property will make an excellent family home and viewing is a must.













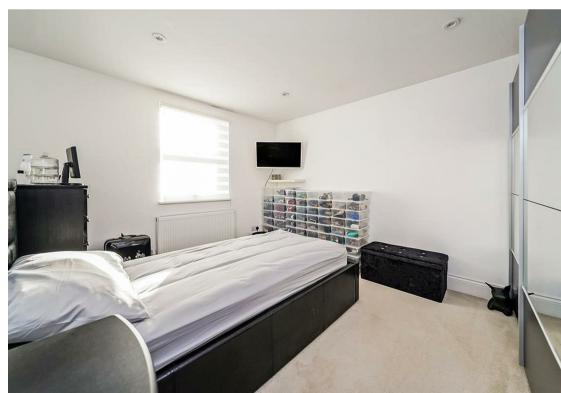














# Chingford Avenue Approx. Gross Internal Area 1402 Sq Ft - 130.25 Sq M Kitchen/ Breakfast Room 23'8" x 9'10" 7.21 x 3m Bedroom Bedroom 11'2" x 10' 11'8" x 9'8" 3.40 x 3.05m 3.56 x 2.95m Reception Room Bedroom 10'6" x 9'10" 10'6" x 9'10" 3.20 x 3m 3.20 x 3.00m Second Floor Bedroom Reception Room 15' x 11'8" 15'10" x 15' 4.83 x 4.57m 4.57 x 3.56m Ground Floor First Floor For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquines and full survey as to the correctness of each statement Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## **LOCAL AUTHORITY**

Waltham Forest

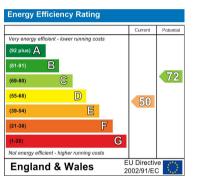
#### **TENURE**

Freehold

## **COUNCIL TAX BAND**

### **VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS** 

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