



Cherrydown Avenue, Chingford, E4 8DU

£630,000

 Coultons

## PROPERTY SUMMARY

Situated on a quiet and sought after residential road close to Chingford Mount is this well maintained four bedroom house set over three floors. Added benefits includes a through lounge leading onto the extended modern fitted kitchen with granite work surfaces, a first floor modern fitted family bathroom, a contemporary fitted en-suite shower room to the loft conversion bedroom, double glazing and gas central heating. Externally there is a low maintenance rear garden which extends to approximately 60ft in length with a garage to the rear accessed via a service road and off street parking to the front aspect.

Cherrydown Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible. There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home and viewing is highly recommended to fully appreciate this house.

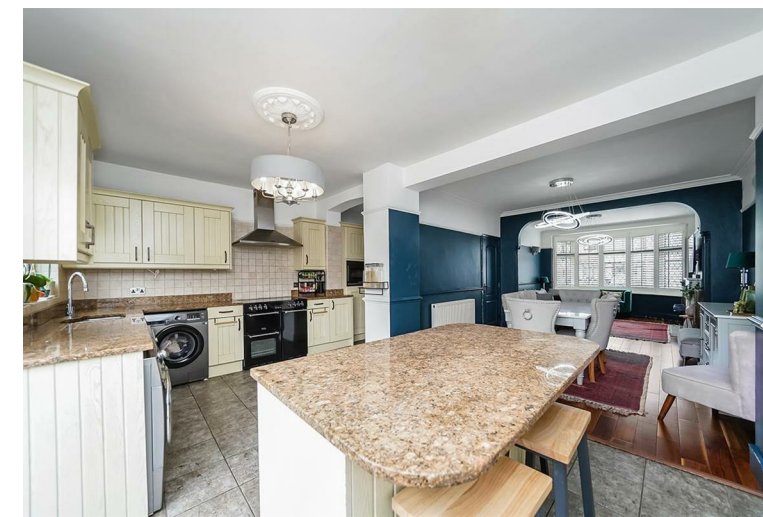
4



2



1







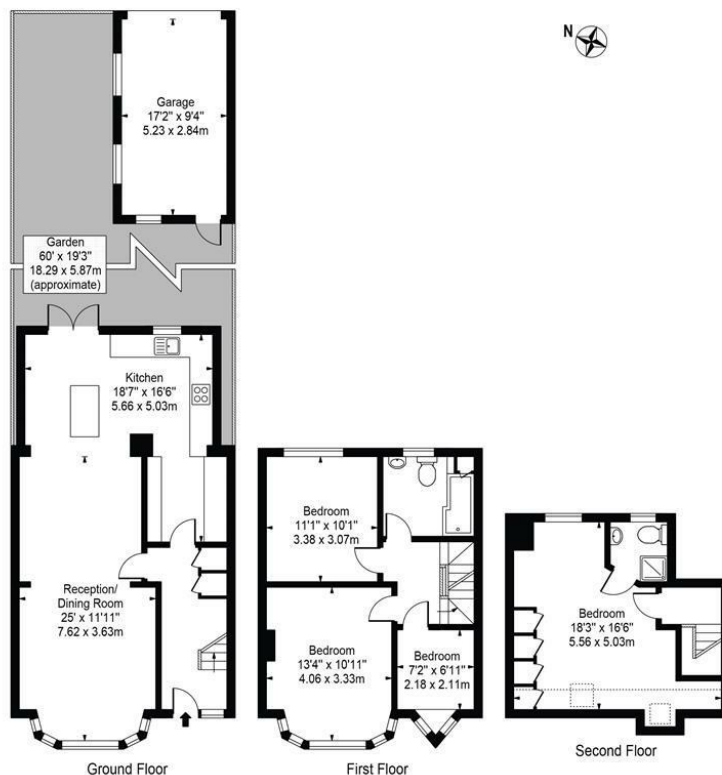


**Cherrydown Avenue, E4 8DU**

Approx. Gross Internal Area 1315 Sq Ft - 122.17 Sq M  
(Including Eaves Storage, Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1279 Sq Ft - 118.82 Sq M  
(Excluding Eaves Storage, Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 160 Sq Ft - 14.85 Sq M



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, enquiries 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**

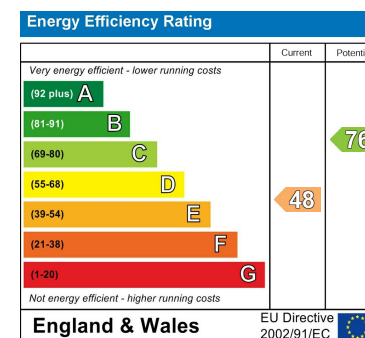
Freehold

**COUNCIL TAX BAND**

E

**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



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