



Cherrydown Avenue, Chingford, E4 8DT

OFFERS IN EXCESS OF
£600,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this well maintained four bedroom house set over three floors situated on a quiet and sought after residential road close to Chingford Mount. The property benefits from two reception rooms, an extended kitchen with dining area, two bathrooms (first and second floor), a ground floor WC, double glazing, gas central heating, a rear garden which is approximately 70ft in length 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.

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2



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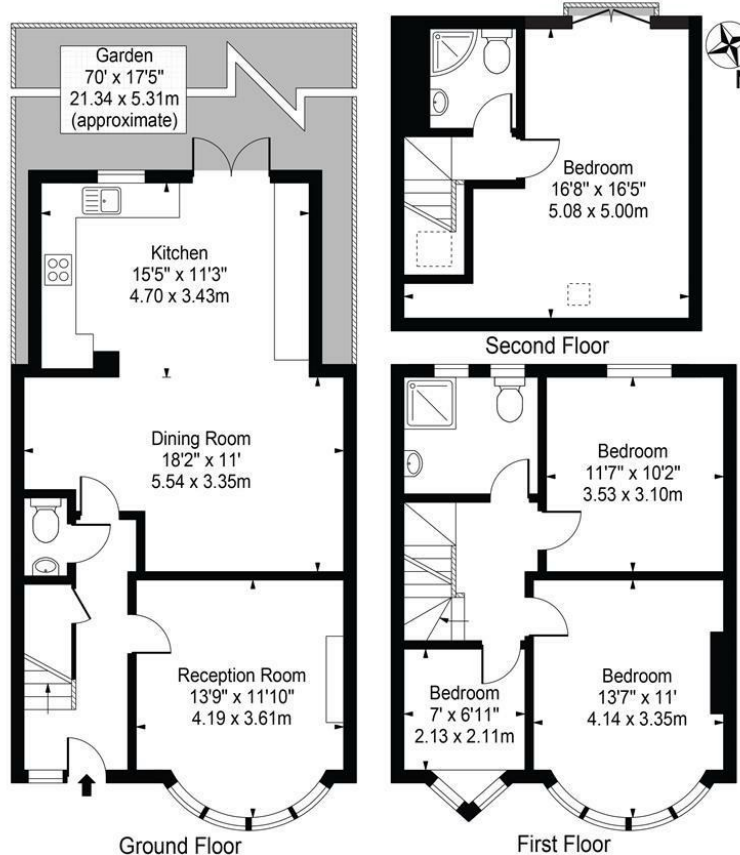








Cherrydown Avenue, E4 8DT
 Approx. Gross Internal Area 1323 Sq Ft - 122.91 Sq M



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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