

GROUND FLOOR  
APPROX. FLOOR AREA 618 SQ.FT. (57.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 450 SQ.FT. (41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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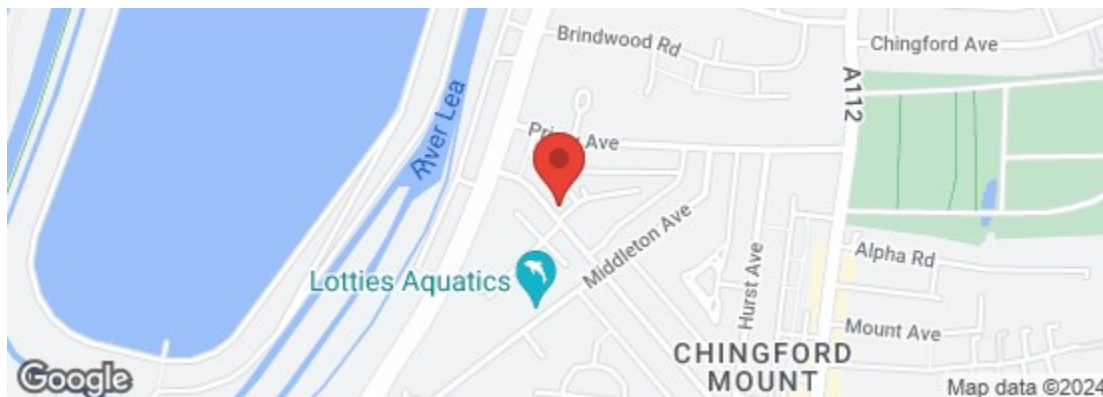
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1068.00 sq ft

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Cherrydown Avenue, Chingford, E4 8DZ  
Offers Over £550,000 Freehold

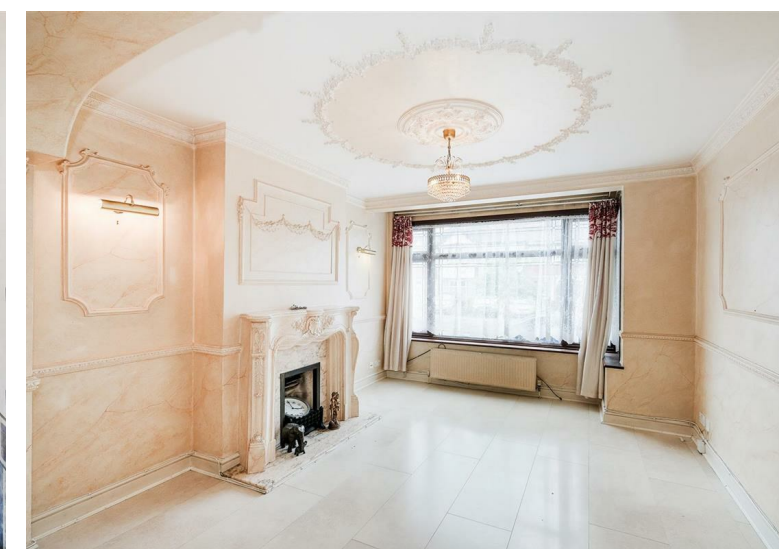
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**





Welcome to Cherrydown Avenue, Chingford - a charming location that could be the perfect setting for your new home! This mid-terrace house boasts 3 bedrooms plus a loft room and offers ample space for a growing family or those who enjoy having guests over.

With a property age dating back to the 1930s, you'll be stepping into a piece of history while enjoying modern comforts. The 1,068 sq ft of living space provides plenty of room for relaxation and entertainment, ensuring that you can create lasting memories in this lovely abode.

One of the perks of this property is the parking space available for 2 vehicles, making it convenient for you and your family or visitors to park without any hassle. Whether you're a car enthusiast or simply value the ease of parking, this feature is sure to impress.

Don't miss out on the opportunity to make this house your home. Embrace the character of a bygone era while enjoying the conveniences of contemporary living. Book a viewing today and envision the possibilities that Cherrydown Avenue has to offer!

