



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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: E | Floor Area: 1209.00 sq ft

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Cherrydown Avenue, Chingford, E4 8DT
£600,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 delightful property that could be your next dream home! This charming house boasts 1 reception room, perfect for entertaining guests or relaxing with your family. With 4 spacious bedrooms, there's plenty of room for everyone to have their own space.

No need to worry about bathroom queues in the morning as this property features 2 bathrooms, making hectic mornings a thing of the past. The convenience of parking for 2 vehicles ensures that you and your guests will always have a place to park without any hassle.

Located close to Chingford Mount, you'll have easy access to local amenities, schools, and transport links, making this property ideal for families or professionals. And the best part? This property is chain-free, meaning you can move in hassle-free without any delays.

Don't miss out on this fantastic opportunity to own a beautiful house in a sought-after location. Book a viewing today and envision the endless possibilities that this property has to offer!

