



ALBERT AVENUE E4
TOTAL FLOOR AREA : 1828 sq.ft. (169.8 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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Albert Avenue, Chingford, E4 8LG
Asking Price £700,000 Freehold

Bedrooms: 6 | Reception Rooms: 3 | 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**



Nestled on the charming Albert Avenue in Chingford, this impressive end terrace house offers a spacious and inviting family home. With a generous 1,828 square feet of living space, this property boasts six well-proportioned bedrooms, making it ideal for larger families or those seeking extra room for guests or a home office.

The house features three reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet reading nook, this home caters to all your needs. The kitchen is well-equipped and offers a practical layout, perfect for family meals and culinary adventures.

Additionally, the property benefits from a loft and a double-storey side extension, enhancing both the living space and the potential for further development. The two bathrooms ensure that morning routines run smoothly, accommodating the needs of a busy household.

Conveniently located, this home is close to transport links and local amenities, making daily life effortless. The driveway provides off-street parking, a valuable asset in this sought-after area.

In summary, this large six-bedroom family home on Albert Avenue is a rare find, combining space, comfort, and convenience in a desirable location. It presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of a spacious and adaptable living environment.