



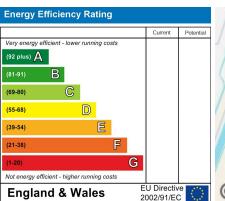
GROUND FLOOR



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

White every sitespite been made to exame the accuracy of the floogists normals there, insurance of doors, windows, more said any other terms are approximate and no repossibility is taken for any error measons or rise statement. This pains is the insultante purpose only and should be used as such by any propoportive purchased. The services, systems and applicances shown have not been tested and no guarante as to the recommitted or committed or the procuration of the services.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 509.00 sq ft





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.

CHURCHILL estates



## CHURCHILL estates

Cherrydown Avenue, Chingford, E4 8DZ Asking Price £350,000 Leasehold

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





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











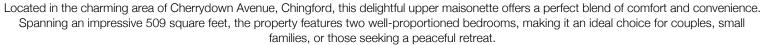












Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The maisonette is presented in excellent condition, ensuring that you can move in with ease and enjoy your new home from day one.

One of the standout features of this property is its own private garden, a rare find in urban living. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil spot to unwind after a busy day.

Location is key, and this maisonette does not disappoint. It is conveniently situated close to Chingford Mount, where you will find a variety of shops, cafes, and local amenities. Additionally, the property boasts excellent transport links, with easy access to the A406 and M11, making commuting to London and beyond a breeze.

In summary, this two-bedroom upper maisonette on Cherrydown Avenue is a fantastic opportunity for those seeking a well-maintained home in a desirable location. With its own garden and proximity to local amenities and transport links, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your own.







