



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



william rose
Cheyne Avenue, E18

Approximate Gross Internal Floor Area : 144.10 sq m / 1551 sq ft
Eaves Storage/Storage : 10.93 sq m / 118 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/4/2024



21 Cheyne Avenue, London, E18 2DP

Guide Price £950,000

- Highly desired 'Firs Estate' location in South Woodford.
- Three bathrooms, two of which are en-suite, providing convenience and privacy.
- Proximity to excellent amenities, schools, and green spaces in South Woodford.
- Well-appointed fitted kitchen with modern appliances.
- Solar panels for eco-friendly energy solutions and reduced utility costs.
- Two reception rooms, including a separate dining room, ideal for family living.
- Period features throughout
- Four-bedroom terraced house with period charm and modern conveniences.
- Approx. 80ft south-facing garden, offering a tranquil retreat.
- Excellent transport links for stress-free commuting to Central London and surrounding areas.

21 Cheyne Avenue, London E18 2DP

This delightful four-bedroom terraced house on Cheyne Avenue, located in the highly desired 'Firs Estate' of South Woodford, seamlessly blends modern convenience with period charm.



Council Tax Band: F



Situated on the highly desired 'Firs Estate' in South Woodford, this delightful four-bedroom terraced house on Cheyne Avenue offers a harmonious fusion of modern convenience and period charm. Boasting two reception rooms, including a separate dining room, a fitted kitchen, utility room, and three bathrooms (two en-suite), this property is tailor-made for comfortable family living.

As you step inside, you're enveloped in a welcoming ambiance, where period features seamlessly marry with contemporary comforts. The ground floor features a spacious reception room, perfect for unwinding or hosting gatherings. Adjacent lies the separate dining room, providing an elegant space for formal meals and entertaining. The well-appointed fitted kitchen, complete with modern appliances, offers an inviting space for culinary endeavors. A convenient utility room adds practicality to daily routines.

Venture upstairs to discover three bedrooms on the first floor, including one with an en-suite, alongside a family bathroom. Each bedroom offers ample space for relaxation and personalization. Ascend further to the second floor, which was formally the loft, to find the fourth bedroom and en-suite, providing privacy and comfort for occupants.

A standout feature of this property is its approx. 80ft south-facing garden, a tranquil haven offering an ideal retreat for outdoor gatherings or peaceful moments of repose. Notably, the garden is un-overlooked, providing a sense of seclusion and privacy. The backdrop of the Forest Schools sports field enhances the serene ambiance, creating an idyllic setting.

In addition, the property boasts solar panels, offering eco-friendly energy solutions and contributing to reduced utility costs. Positioned in South Woodford, Cheyne Avenue enjoys proximity to excellent amenities including shops, restaurants, schools, and green spaces, ensuring a convenient and enriching lifestyle.

Excellent transport links provide easy access to Central London and surrounding areas, facilitating stress-free commuting. In summary, this impeccably maintained terraced house on Cheyne

Avenue presents a rare opportunity to acquire a family home of distinction, blending period elegance with modern comforts, and offering a serene retreat amidst the vibrant city life. Arrange a viewing today to experience the allure of this exceptional property first-hand.

EPC Rating: B
Council Tax Band: F (London Borough of Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.