

**Burnside Avenue, E4**  
Approx. Gross Internal Area 1177 Sq Ft - 109.34 Sq M



Driveway  
17'0" x 12'1"

Reception/Diner  
23'3" x 11'9"

Kitchen  
8'7" x 7'10"

WC

Bedroom  
14'5" x 8'10"

Bedroom  
9'2" x 8'3"

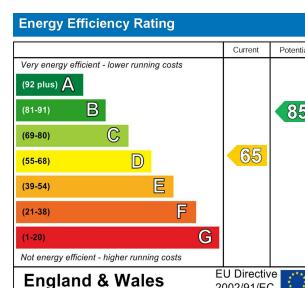
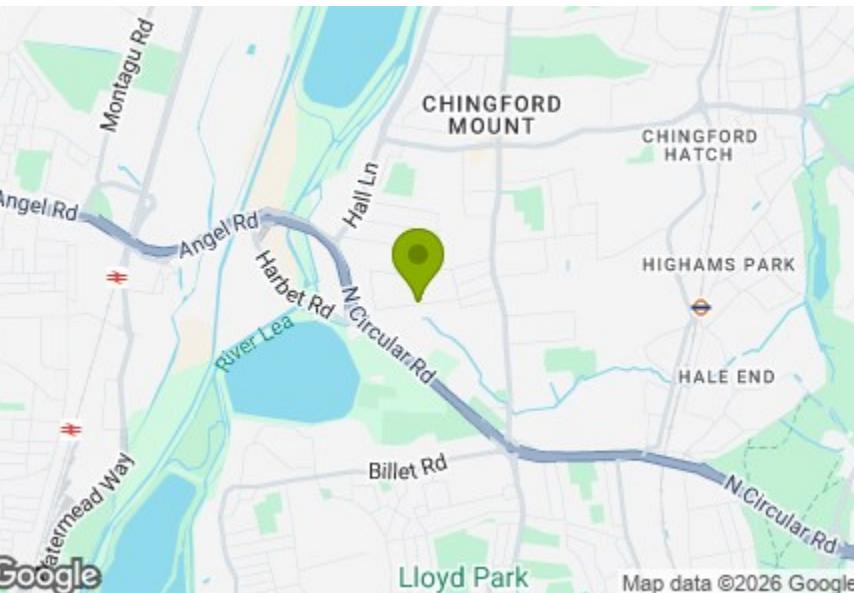
Bathroom

Bedroom  
14'5" x 8'10"

Garage  
16'0" x 12'1"

Shed  
8'8" x 3'7"

Garden  
35'1" x 18'0"



**BURNSIDE AVENUE, CHINGFORD**  
Offers In Excess Of £425,000 Freehold  
3 Bed House



**Features:**

- Three Bedroom House
- End of Terrace
- Easy Access to Walthamstow & Highams Park
- Close to Local Amenities
- Approx 1177 Square Foot
- Downstairs WC
- Off Street Parking

Tucked away in a quiet, leafy pocket of E4, this spacious three-bedroom end-terrace home has plenty to offer. The ground floor features a bright reception/diner, a separate kitchen, and the added convenience of a downstairs WC, while the first floor is home to a family bathroom.

Outside, you'll find a secluded garden and garage, with a private driveway providing valuable off-street parking. The location offers easy access to Walthamstow, Chingford and Highams Park, while nature lovers will appreciate the close proximity to Epping Forest and the River Lea.

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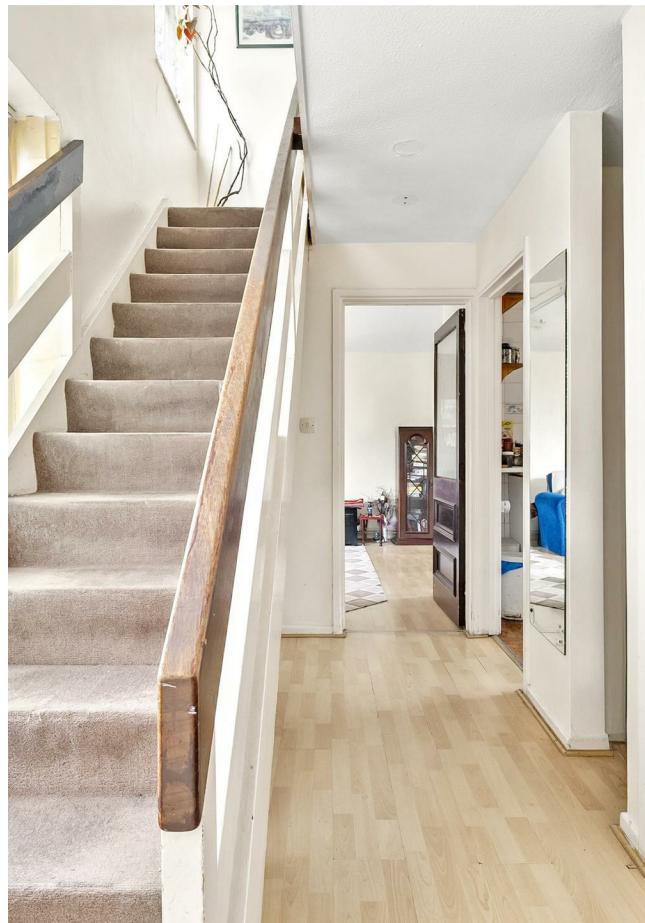
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#### IF YOU LIVED HERE...

This three-bedroom home offers a solid layout and plenty of exciting scope to update and adapt over time. The rooms are well arranged, creating a practical base for reworking the space to suit your own needs.

Approaching the property, a private driveway leads to a functional open mid-century style garage, which benefits from rear access via a useful shed into the secluded garden.

Inside, the reception/diner is bright and spacious, with good natural light from generous patio doors. The kitchen sits conveniently alongside, offering potential for reconfiguration if desired. A ground floor WC and built-in storage add to the home's everyday practicality.

Upstairs, you'll find three well proportioned bedrooms and a family bathroom kitted out with an over-tub shower.

The location places you close to the shops, coffee shops and supermarkets of Chingford Mount, with plenty to explore locally. Japanese restaurant Super

Sushi is one of our favourites, but there's so much more to explore...

You're 1.3 miles from Highams Park station for the Weaver Overground line, or hop on a bus for a quick ride to Walthamstow Central and the ultra-convenient Victoria line.

Surrounded by green spaces, you're within easy reach of Memorial Park and Chase Lane Park, as well as Highams Park, Lloyd Park and Epping Forest.

#### WHAT ELSE?

- Parents will be pleased to know you have a wide choice of popular schools in the area.

- Head west towards the River Lee', where you'll find some great outdoor pursuits around the reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company, and even closer to home you'll find Bannatyne Health Club.

- Looking for a bit of night action? Around a mile away, the former site of IKEA now houses the eclectic Drumsheds, which attracts international artists due to the excellent sound and visuals. If that all sounds like too much, how about Gokuzu Turkish restaurant, which is a five minute drive.



#### A WORD FROM THE EXPERT...

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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