



Cherrydown Avenue, Chingford, E4

BUTLER & STAG



**GUIDE PRICE £525,000 -  
£550,000**

**Available to view now. Mid terrace, three bedroom plus loft family home in a popular Chingford location. Close to transport, excellent local schools nearby. Drive parking + Detached Garage.**



## Freehold

- Three Bedrooms Plus Loft
- Modern Fitted Kitchen
- Usable Loft
- Detached Double Garage
- Close To Shops/Transport
- Bright Reception Room
- Well Proportioned Bedrooms
- Beautifully Maintained Rear Garden
- Drive Parking
- Great Schools

Located on a quiet tree lined turning in Chingford E4, this three bedroom plus loft family home is beautifully located for access to all of the great amenities that make the area such a popular spot for families.

On the ground floor, there is a bright, bay fronted reception room, and running through, the modern kitchen/diner offers a period feature fireplace and doors out to the well kept rear garden.

Upstairs, there are two well proportioned bedrooms plus a third that makes an ideal home office or nursery. On the first floor landing, you will notice stairs running up to the loft which just adds to the versatility (established use, no planning).

At the rear, the garden extends in excess of 40' and has well stocked planted borders with a mature lawn and at the foot, a large garage with power and rear access.

Cherrydown is just a short walk from the shops and restaurants of Old Church Road, there are several well thought of local schools (primary and secondary) in the area. Transport is well catered for, with both Higham's Park and North Chingford giving access to the City and West End, multiple busses will take you as far afield as Westfield Shopping Centre (97/158) and Spitalfields (N26)





## Cherrydown Avenue, E4



Total area: approx. 79.71 Sq. meters (858 Sq. feet) Excluding Loft  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

**BUTLER & STAG**

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ [buckhursthill@butlerandstag.com](mailto:buckhursthill@butlerandstag.com)

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.