



Price
£600,000

Freehold

5x  2x  2x 

**Leadale Avenue,
Chingford, E4**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Garage to the rear
- Off street parking to the front and rear
- Spacious accommodation arranged over 3 floors
- Close to Chingford Mounts shops and restaurants
- Good sized rear garden

Accommodation

GROUND FLOOR

Entrance Hall
 Cloakroom
 Lounge : 12'1 x 11'0 (3.69m x 3.36m)
 Dining Room : 12'1 x 11'0 (3.69m x 3.36m)
 Kitchen : 9'4 x 6'8 (2.85m x 2.03m)

FIRST FLOOR

Landing
 Bedroom 1: 12'2 x 10'4 (3.71m x 3.15m)
 Bedroom 2: 11'9 x 11'1 (3.58m x 3.38m)
 Bedroom 5: 8'6 x 6'0 (2.59m x 1.83m)
 Bathroom

SECOND FLOOR

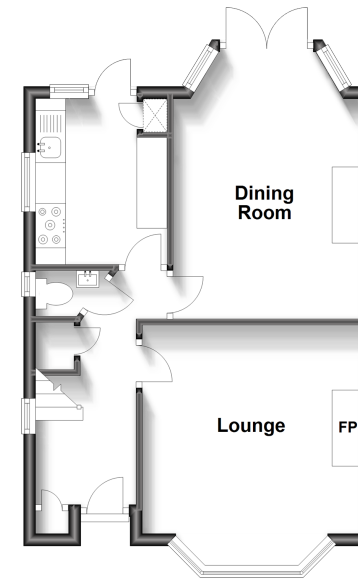
Bedroom 3: 14'4 x 7'6 (4.37m x 2.29m)
 Bedroom 4: 12'2 x 9'3 (3.71m x 2.82m)
 Bathroom

OUTSIDE

Garage To The Rear
 Off Street Parking
 Rear Garden

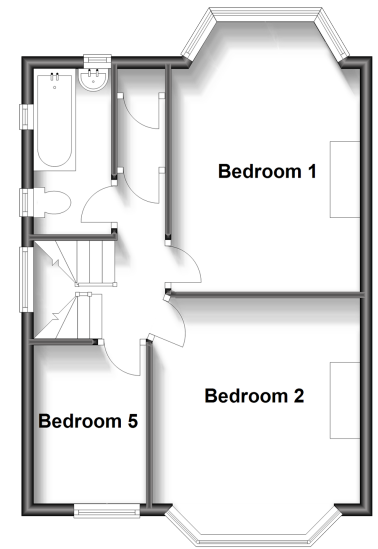
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



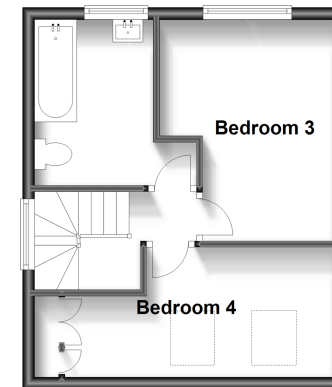
First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Second Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



Call Chingford - 020 8524 6331 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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