



Price
£675,000

Freehold

5x  3x  3x 

**Leadale Avenue,
Chingford, E4**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Beautifully refurbished 1930's home
- Semi-detached house with a driveway
- Modern kitchen/diner
- Trendy bathrooms
- Well-maintained garden with a greenhouse
- Quiet residential street

Accommodation

GROUND FLOOR

Sitting Room: 12'4 x 11'2 (3.76m x 3.41m)
 Family Area: 25'10 x 9'3 (7.88m x 2.82m)
 Kitchen/Dining Area: 9'9 x 8'7 (2.97m x 2.62m)
 Store Room: 6'6 x 5'5 (1.98m x 1.65m)
 Downstairs W/C

FIRST FLOOR

Bedroom 1: 12'8 x 10'8 (3.86m x 3.25m)
 Bedroom 2: 14'3 x 8'9 (4.35m x 2.67m)
 Bedroom 3: 8'5 x 6'2 (2.57m x 1.88m)
 Bathroom 1: 9'6 x 7'2 (2.90m x 2.19m)

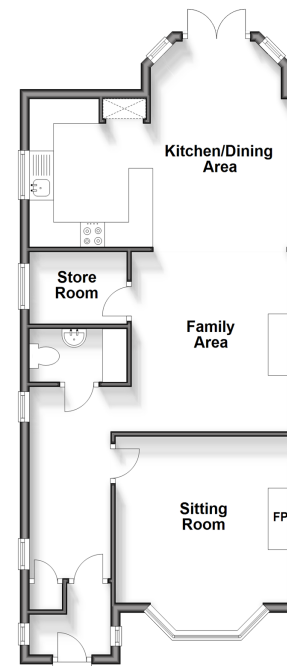
SECOND FLOOR

Bedroom 4: 10'7 x 9'10 (3.23m x 3.00m)
 Bedroom 5: 14'8 x 9'6 (4.47m x 2.90m)
 Bathroom 2: 9'0 x 5'9 (2.75m x 1.75m)

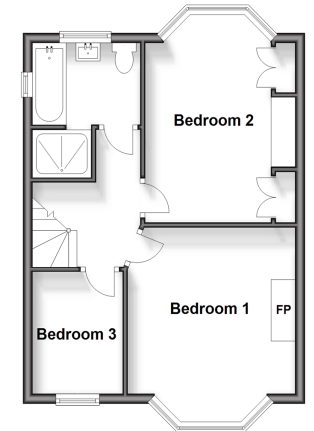
OUTSIDE

Driveway
 Rear Garden
 Outbuilding: 10'5 x 8'6 (3.18m x 2.59m)

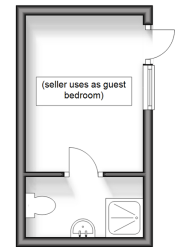
Ground Floor
 Approx. 60.8 sq. metres (654.2 sq. feet)



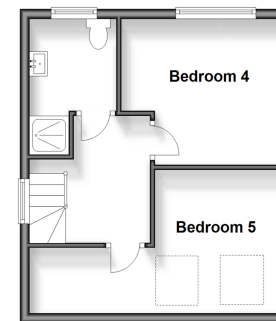
First Floor
 Approx. 39.5 sq. metres (425.5 sq. feet)



Outbuilding
 Approx. 11.0 sq. metres (118.2 sq. feet)



Second Floor
 Approx. 31.2 sq. metres (336.0 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



51013348/20240413/KS/DM