



Price
£600,000

Freehold

3x  1x  1x 

**Sunset Avenue,
Chingford, E4**

OVER 60?

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

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Two reception rooms and conservatory
- Garage and large garden
- Chain free
- Fantastic location
- Excellent transport links and close to local amenities



Nearest Schools

Primary Schools: Wellington Primary 0.5 miles, St Mary's Catholic Primary 0.5 miles, Chingford CofE Voluntary Controlled Junior School 0.6 miles

Secondary Schools: Chingford Foundation School 0.1 miles,



Transport Information

Train Stations: Chingford 0.8 miles, Ponders End 1.3 miles, Highams Park 1.6 miles
Underground Buckhurst Hill 2.4 miles, Woodford 2.5 miles, Roding Valley 2.5 miles
DLR.: Pudding Mill Lane 6.6 miles, Bow Church 7.2 miles, Devons

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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

Accommodation

GROUND FLOOR

Lounge: 13'11 x 11'0 (4.24m x 3.36m)
Dining Room: 13'0 x 11'0 (3.97m x 3.36m)
Kitchen: 9'0 x 7'1 (2.75m x 2.16m)
Conservatory: 9'1 x 9'1 (2.77m x 2.77m)

FIRST FLOOR

Bedroom 1: 15'11 x 11'0 (4.85m x 3.36m)
Bedroom 2: 13'0 x 10'1 (3.97m x 3.08m)
Bedroom 3: 10'1 x 6'1 (3.08m x 1.86m)
Bathroom: 9'1 x 6'10 (2.77m x 2.08m)

OUTSIDE

Rear Garden
Garage

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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