



**Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Amesbury Drive,  
Chingford, E4**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Semi-detached house
- Garage and driveway
- Large garden
- Potential to extend (STPP)
- Easy access to North Chingford and A406
- Close to Yardley Primary School and Chingford Foundation School

## Accommodation

### GROUND FLOOR

Lounge: 22'6 x 10'11 (6.86m x 3.33m)

Kitchen/Diner: 21'6 x 17'0 (6.56m x 5.19m)

### FIRST FLOOR

Bedroom 1: 12'11 x 10'11 (3.94m x 3.33m)

Bedroom 2: 11'2 x 9'5 (3.41m x 2.87m)

Bedroom 3: 9'11 x 7'2 (3.02m x 2.19m)

Bathroom

### OUTSIDE

Driveway

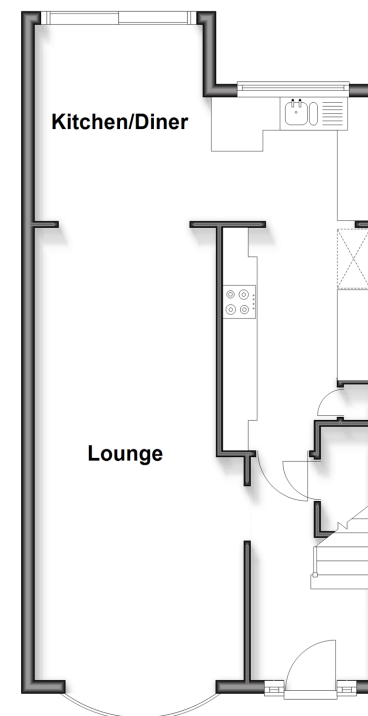
Rear Garden

Garage: 15'2 x 12'2 (4.63m x 3.71m)

Outbuilding: 16'5 x 9'0 (5.01m x 2.75m)

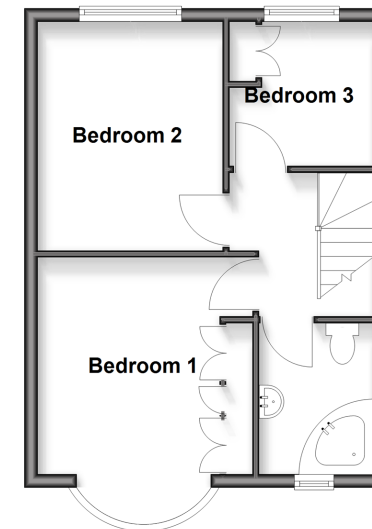
### Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



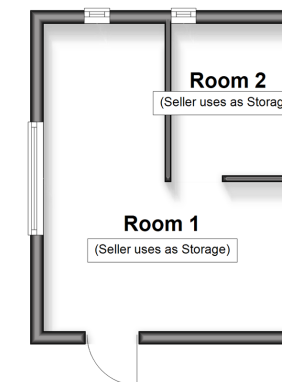
### First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



### Outbuilding

Approx. 17.4 sq. metres (187.8 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://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



51013479/20251018/KS/DM