



## 96 Drysdale Avenue

, London, E4 7PE

**Offers Over £625,000**

Nestled in the heart of one of North Chingford's most sought-after residential turnings, this four-bedroom semi-detached home on Drysdale Avenue offers an ideal setting for growing families.

Beautifully presented and well maintained throughout, the property boasts a welcoming driveway to the front, providing off-street parking, and a well-kept rear garden – perfect for entertaining or relaxing in warmer months.

The ground floor layout has been thoughtfully arranged to maximise versatility, featuring a generous kitchen diner ideal for modern family living and entertaining, complemented by a separate lounge at the front offering a cosy retreat. A convenient ground floor shower room adds to the practical appeal.

Upstairs, the first floor accommodates four well-appointed bedrooms alongside the family bathroom, while a useful loft room is accessible via a pull-down ladder – perfect for use as a home office, hobby space, or additional storage.

Drysdale Avenue enjoys an enviable location, well placed for some of the area's most popular schools, including Yardley Primary and Chingford Foundation School, both of which have excellent reputations locally and beyond. Families will also appreciate the close proximity to Chingford Station, offering direct links into Liverpool Street, making commuting into the City or West End both quick and convenient.

Just a short stroll away, Station Road offers an array of amenities including independent cafés, restaurants, supermarkets, and boutiques, contributing to the area's vibrant community feel. With Epping Forest and local parks also within easy reach, this is a superb opportunity to secure a home that blends comfort, convenience, and lifestyle in equal measure.

### Viewing

Please contact our Chingford Office on 0208 529 8700 if you wish to arrange a viewing appointment for this property or require further information.



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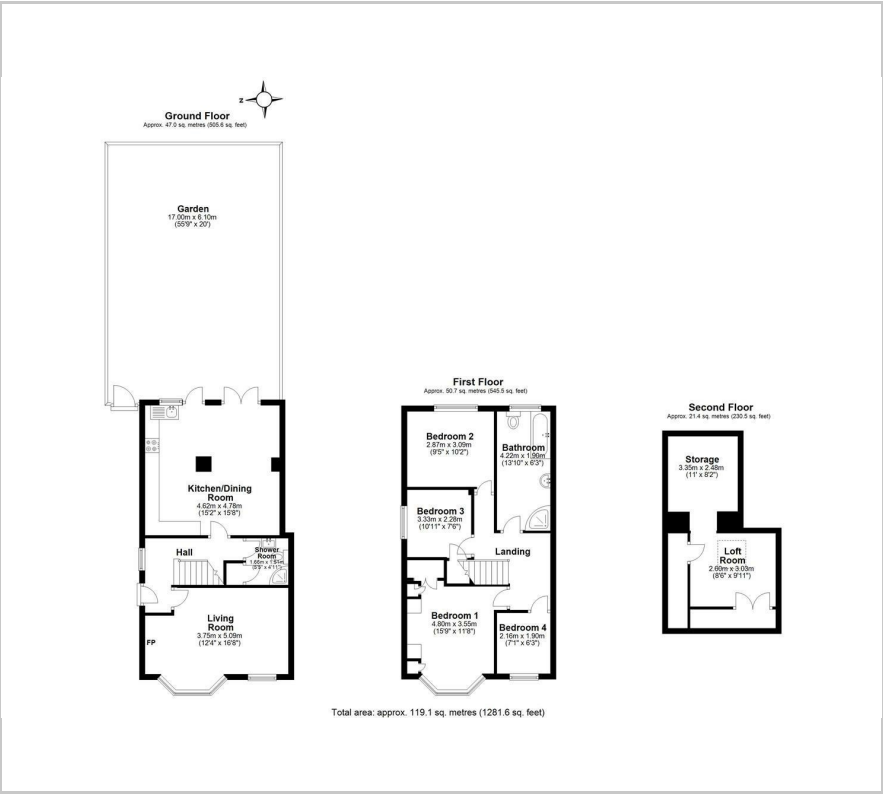


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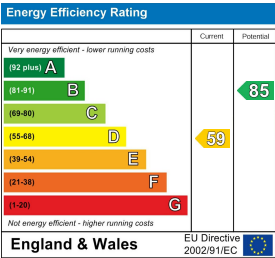
Floor Plan



Area Map



Energy Efficiency Graph



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