



**91 Cherrydown Avenue,
Chingford**

**Offers In Excess Of
£600,000 Freehold**



91 Cherrydown Avenue, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- CHAIN FREE
- 4 BEDROOMS
- 2 BATHROOMS
- KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND E
- EPC TBC

CHAIN FREE FAMILY HOME!!! Kings are delighted to present this spacious four-bedroom house situated in a sought-after area.

The ground floor offers a welcoming bay-windowed reception room filled with natural light. A second reception room with wood laminate flooring leads into the kitchen. The kitchen boasts ample storage with both base and eye-level units, modern appliances including an oven, hob, and extractor fan. Conveniently located within the kitchen is plumbing for a washing machine and dishwasher. French patio doors open onto the garden, creating a seamless indoor-outdoor flow. A downstairs WC completes the ground floor accommodation. Upstairs, you will find three bedrooms and a family bathroom with a wet room shower. The master bedroom is particularly impressive, featuring an ensuite shower room for added convenience. The rear garden is a delightful space with a lawn, two paved patio areas, and practical wooden sheds. Off-street parking is available for two vehicles at the front of the property.

This family home offers comfortable living space in a prime location. Early viewing is highly recommended.

O2 Good
EE Good
Three Good
Vodafone Good

Broadband (estimated speeds)
Standard 12 mbps
Superfast 58 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE HALL

LIVING ROOM 11'4 10'6 (3.45m 3.20m)

DINING ROOM 18'1 x 10' (5.51m x 3.05m)

KITCHEN 15'3 x 9'9 (4.65m x 2.97m)

WC

BEDROOM 11' x 10'2 (3.35m x 3.10m)

BEDROOM 11' x 10'2 (3.35m x 3.10m)

BEDROOM 7'0 x 6'11 (2.13m x 2.11m)

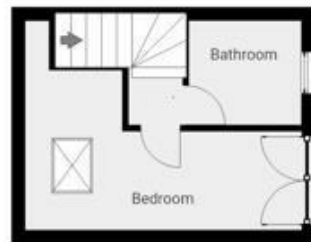
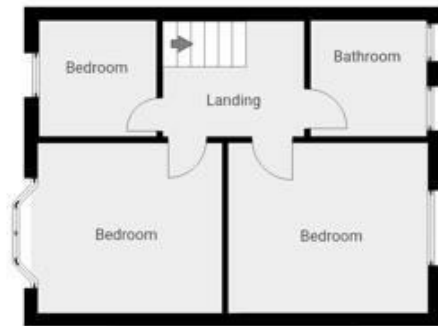
WETROOM 6'11 x 6'11 (2.11m x 2.11m)

BEDROOM 16'6 x 12'6 (5.03m x 3.81m)

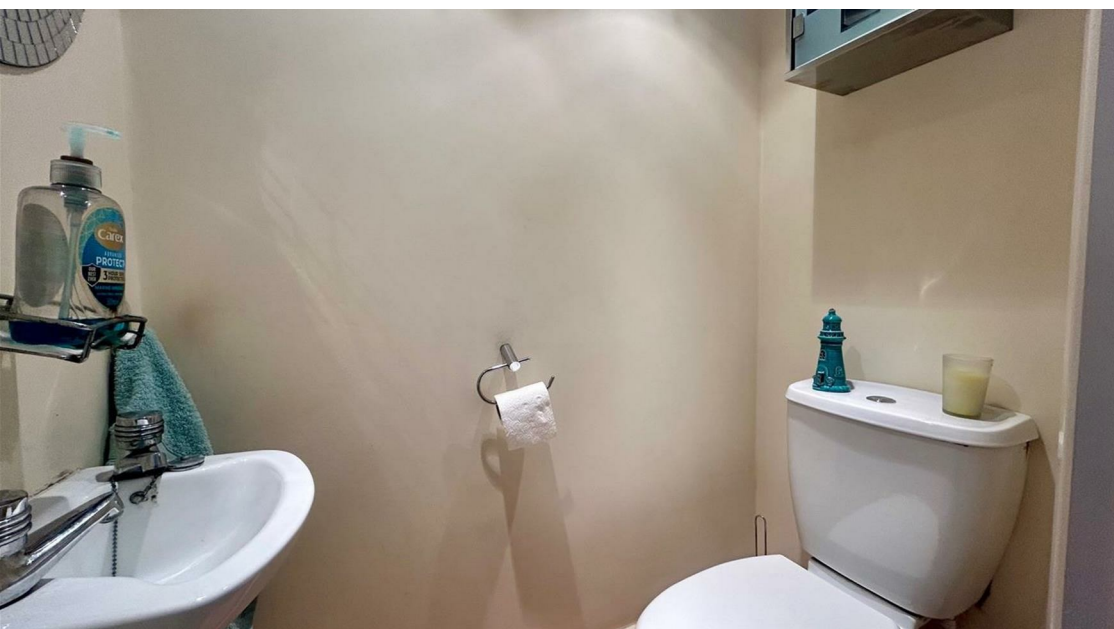
ENSUITE 5'7 x 5'0 (1.70m x 1.52m)

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
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