

86 Old Church Road
Chingford
E4 8BX

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Cherrydown Avenue, E4 8DU



Asking Price £525,000 Freehold

CHAIN FREE



Kings Group Chingford presents this 3-bedroom end-terrace property to the market. The ground floor includes an entrance hallway, a through lounge with a feature fireplace and bay window, a galley kitchen, and a conservatory. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. The rear of the property offers a garden with a mix of paving and lawn, side access, and access to the garage. The front provides off-street parking.

Situated on the every sought after Cherrydown Avenue, you are placed just few minutes walk to Chingford Mount High Street and all the amenities it has to offer. Also boasting superb transport links with a local bus route taking you to Walthamstow Station in approx 10 minutes.

Call Kings Group today on 0208 524 7444 to arrange your viewing!



Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Good

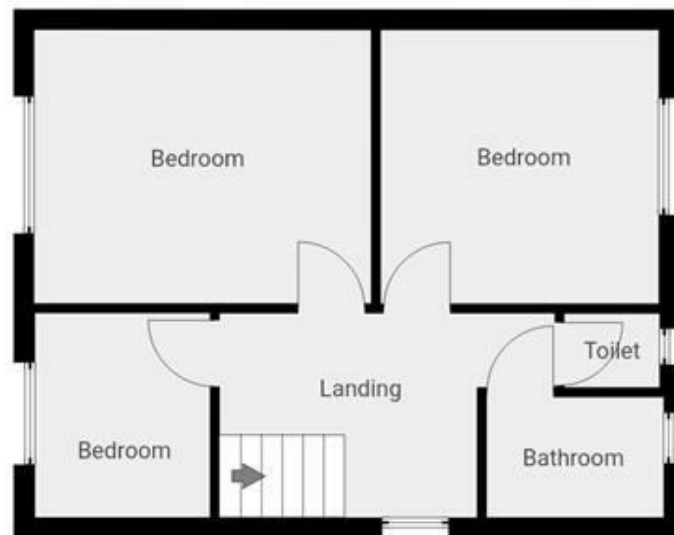
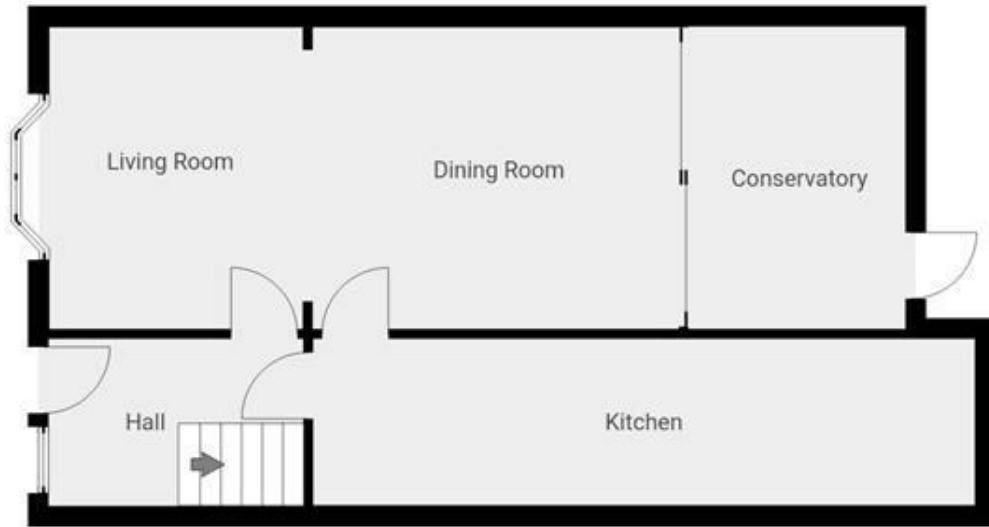
Broadband (estimated speeds)
Standard 15 mbps
Superfast 58 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

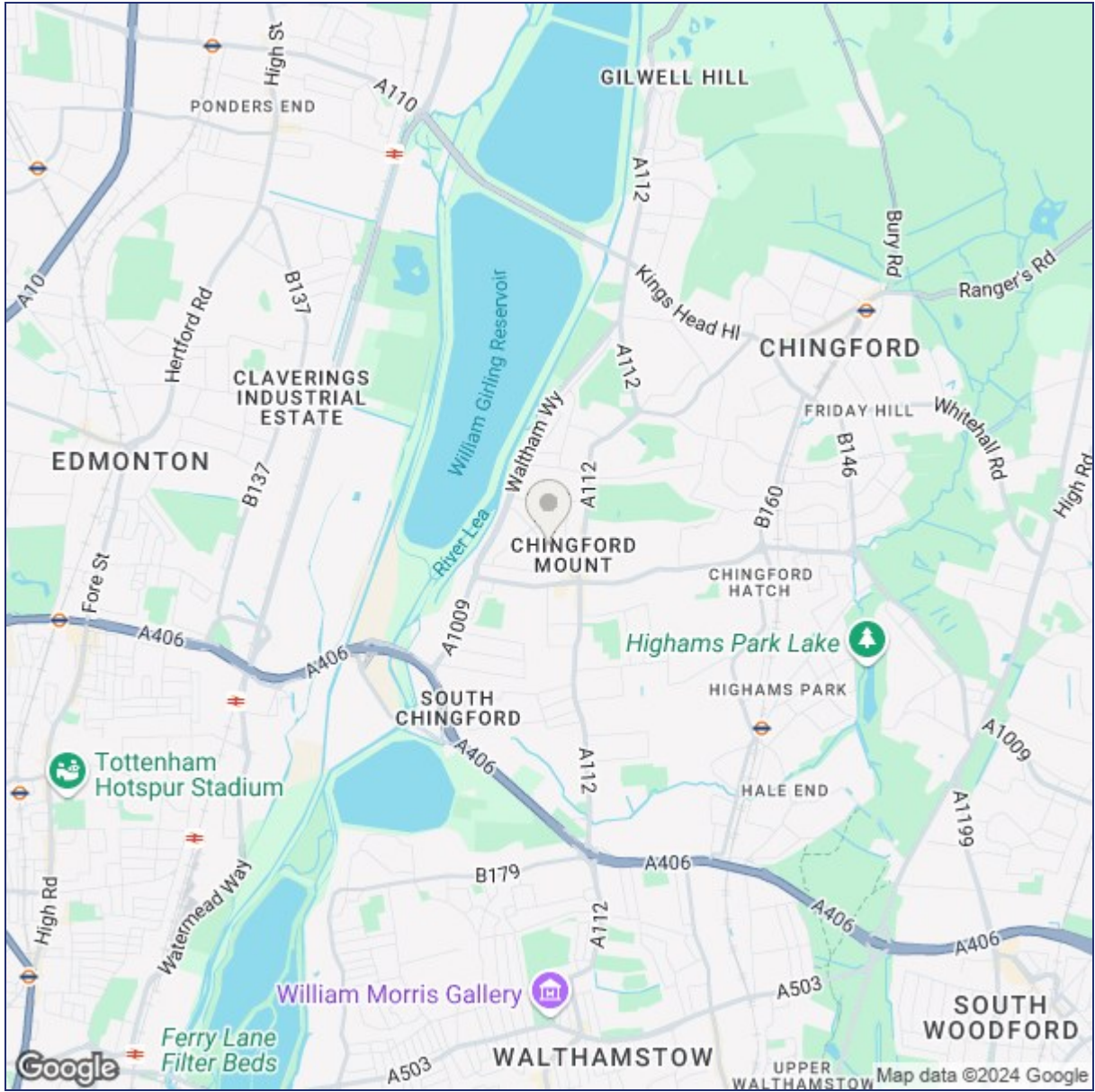


HALL
LIVING ROOM 12'3 x 11'11
DINING ROOM 10'1 x 11'3
KITCHEN 20' x 8'2
CONSERVATORY 8'7 x 8'3
LANDING
BEDROOM 13'4 x 10'10
BEDROOM 11' x 10'10
BEDROOM 6'11 x 6'11
BATHROOM 7' x 4'11
GARAGE





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	84	 Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

