

Rosslyn Avenue, Chingford, London, E4

Guide Price £650,000

Freehold

FOR SALE

 1  1  3

- Guide Price: £650,000-£675,000.
- 3 bedroom semi-detached bungalow
- Conservatory
- Double glazing & gas central heating
- Chingford Overground station: 0.7 mile
- Council tax band: E
- Rear garden: 33'10 x 28'2
- Garage, private drive & off street parking
- Chain free
- Internal: 954 sq ft (89 sq m)

Guide Price: £650,000-£675,000. A Charming Bungalow in Chingford/Woodford Borders.

Discover your new home in this beautifully refurbished bungalow on Rosslyn Avenue. Nestled in a peaceful neighbourhood, the property offers a perfect blend of modern comfort and classic charm.

Step inside to find two spacious bedrooms at the front of the house. The main bedroom features a bay window, allowing for plenty of natural light. The stylish bathroom boasts a new bathroom suite, including a walk-in shower.

The large reception room is perfect for entertaining guests, with French doors leading out to the newly landscaped garden. The beautifully appointed kitchen features contemporary appliances and ample storage space, with a conservatory off the back offering an additional living area and plenty of natural light.

Outside, the private garden is a blank canvas, ready for you to personalise. Enjoy outdoor dining, relaxation, or gardening in this peaceful space. Off-street parking and a garage provide convenient storage for your vehicles or belongings.

Enjoy the convenience of nearby green spaces, including Hatch Forest and Whitehall Plain, ideal for dog walks or leisurely strolls. Keen golfers will appreciate the proximity of Chingford Golf Course. Commuting is a breeze with Chingford Overground Station just a short distance away.

Don't miss this opportunity to make this charming bungalow your new home. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to reception room, bedroom & bedroom/ensuite.

Reception Room

15'5 x 12'1 (4.70m x 3.68m)

Door to kitchen. Access to rear garden. Door to bedroom three.

Kitchen

18'1 x 5'11 (5.51m x 1.80m)

Door to reception room. Door to

Conservatory

14'7 x 9'8 (4.45m x 2.95m)

Access to rear garden. Door to kitchen.

Bedroom One

12'6 x 10'7 (3.81m x 3.23m)

Bedroom Two

12'1 x 9'3 (3.68m x 2.82m)

Open to:

Bedroom Three

9'8 x 7'3 (2.95m x 2.21m)

Door to reception room.

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

Front Driveway

31'11 x 22'0 (9.73m x 6.71m)

Driveway to front for 4/5 cars

Rear Garden

32'10 x 28'10 (10.01m x 8.79m)

Access to shed.

Terrace One

19'7 x 9'6 (5.97m x 2.90m)

Terrace Two

8'5 x 4'5 (2.57m x 1.35m)

Garage

15'1 x 8'2 (4.60m x 2.49m)

Garage with own drive

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: E

EPC Rating: D (65)

Notice:

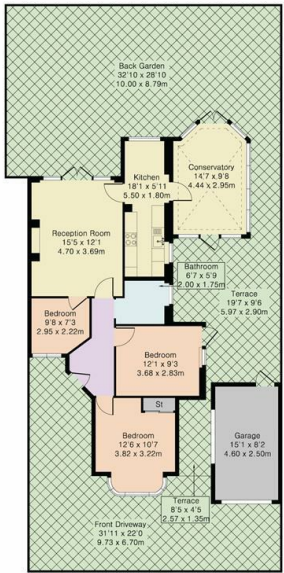
All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 954 sq ft – 89 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	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		
	65	86
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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