



CHURCHILL
estates

Cherrydown Avenue, Chingford, E4 8DT

Offers In Excess Of £550,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



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Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1260.00 sq ft

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		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Nestled in the desirable area of Cherrydown Avenue, Chingford, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 1,260 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The extended ground floor enhances the living space, allowing for a versatile layout that can be tailored to your needs. The property also boasts a loft room, which presents an excellent opportunity for a home office, playroom, or additional storage.

The well-appointed bathroom ensures that daily routines are both practical and pleasant. For those with vehicles, the property offers parking for two, a valuable asset in this sought-after location.

Cherrydown Avenue is conveniently situated close to Chingford Mount, where you will find a variety of shops, cafes, and local amenities. This vibrant area is well-connected, making it easy to access public transport links and enjoy the surrounding attractions.

In summary, this delightful house on Cherrydown Avenue presents a wonderful opportunity for anyone looking to settle in a friendly community with ample space and modern conveniences. Don't miss the chance to make this lovely property your new home.

