



Cherrydown Avenue, Chingford, E4 8DX

£600,000

 Coultons

PROPERTY SUMMARY

This well-presented three-double-bedroom house, arranged over three floors, is located on a quiet and highly sought-after residential road close to Chingford Mount. The property offers generous living accommodation, including two spacious reception rooms, a fitted kitchen with breakfast bar, and two shower rooms situated on the ground and first floor. Additional benefits include double glazing, gas central heating, a decked rear garden, and off-street parking to the front.

Cherrydown Avenue is ideally positioned for the wide range of amenities available at Chingford Mount, including shops, cafés, restaurants, and bars. Excellent transport links are provided by several nearby bus routes, and motorists will appreciate the easy access to the A406 North Circular Road. The area also offers an abundance of green spaces, with local parks and the expansive Epping Forest within close proximity. Well-regarded local schools include Chase Lane Primary, Parkside Primary, and Larkwood Primary Academy.

In our opinion, this property represents an excellent family home, and early viewing is highly recommended.

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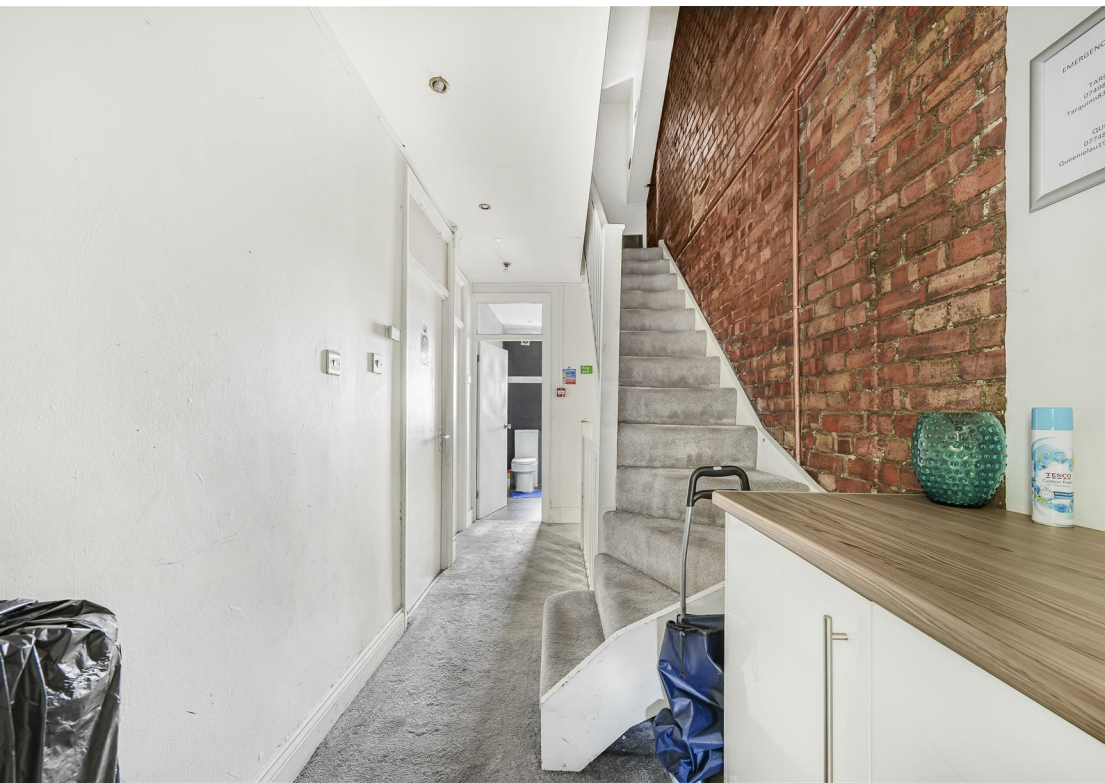
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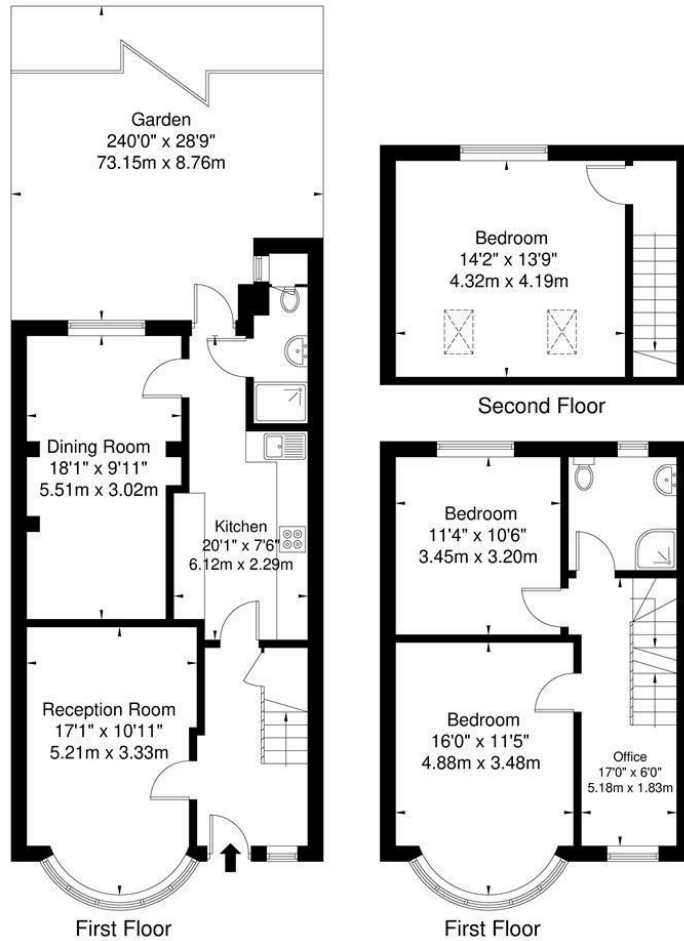








Cherrydown Avenue, London, E4 8DX
 Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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