



Drysdale Avenue, North Chingford, E4 7NL

£525,000

 Coultons

## PROPERTY SUMMARY

Situated on a sought after residential road is this three bedroom detached chalet bungalow. For families looking for schools, the property sits in the catchment area of the very sought after Yardley Primary School. Further benefits include a spacious living /dining room, a contemporary fitted kitchen, a ground floor modern fitted bathroom, a separate WC with wash hand basin on the first floor, double glazing, gas central heating, a private rear garden and off street parking.

Drysdale Avenue is within easy reach of local amenities along with Station Road in North Chingford, which is easily accessible either by a leisurely walk or by taking the hopper bus (379). Station Road has a vast array of independent retailers shops, bars, restaurants, coffee shops, and supermarkets such as Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on the the underground at Walthamstow Central (Victoria Line - Zone 3).

You also have the vast green spaces and wooded area of Epping Forest very close by where you can explore some of the nature trails and have a picnic when you fancy a quiet and peaceful time.

In our opinion this property would make an excellent home and is being sold on a chain free basis. Viewing is highly recommended.

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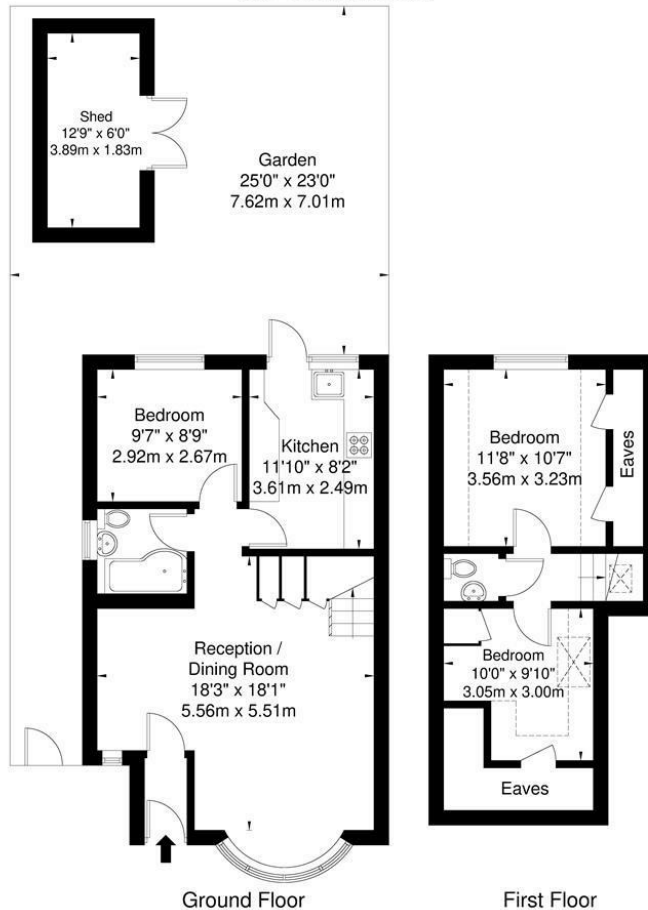






Drysdale Avenue, North Chingford, London, E4 7NL

Approximate Gross Internal Area = 82.3 sq m / 885 sq ft  
 Shed = 7.2 sq m / 77 sq ft  
 Total = 89.5 sq m / 962 sq ft



Ground Floor First Floor  
 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**  
 E

**VIEWINGS**  
 By prior appointment only

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