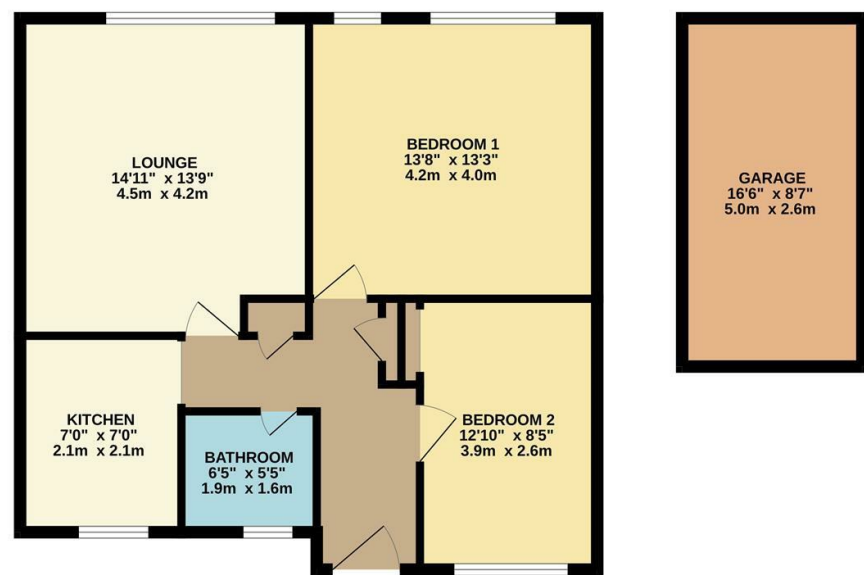




GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Chingford Avenue, Chingford, E4 6RL

Asking Price £325,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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



Welcome to this charming ground floor flat located on Chingford Avenue, a delightful area known for its community spirit and convenient amenities. This spacious property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking extra space for guests or a home office.

The flat features a well-appointed reception room, perfect for relaxing or entertaining. The layout is practical and inviting, ensuring that you feel at home from the moment you step inside. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the a garage en bloc, providing additional storage or parking options. The communal gardens offer a lovely outdoor space to enjoy, perfect for unwinding on sunny days or socialising with neighbours.

Situated close to excellent schools, this flat is ideal for families looking to settle in a nurturing environment. Additionally, Ridgeway Park is just a stone's throw away, offering beautiful green spaces for leisurely walks or outdoor activities. The amenities of both North and South Chingford are easily accessible, ensuring that you have everything you need within reach.

This property is offered with no chain, allowing for a smooth and straightforward purchase process. If you are seeking a comfortable and well-located flat in Chingford, this is an opportunity not to be missed. We invite you to come and view this lovely home and imagine the possibilities it holds for you.

