

kings
GROUP



**16 Drysdale Avenue,
Chingford**

**Offers In Excess Of
£560,000 Freehold**



16 Drysdale Avenue, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- CHAIN FREE
- FREEHOLD
- BUNGALOW
- 2 BEDROOMS
- OFF STREET PARKING
- POTENTIAL STPP
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND E
- EPC C

LIVING ROOM 18'9 x 10'7 (5.72m x 3.23m)

DINING ROOM 11'11 x 10'7 (3.63m x 3.23m)

KITCHEN 12'2" x 5'10" (3.71m x 1.78m)

BEDROOM 16'7" x 14'2" (5.05m x 4.32m)

BEDROOM 10'5 x 8'8 (3.18m x 2.64m)

BATHROOM 10'5 x 5'10 (3.18m x 1.78m)

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Kings Group are pleased to offer for sale this two-bedroom extended semi-detached bungalow, located on the sought-after Drysdale Avenue in Chingford. Offered with no onward chain, this property is ideal for those looking to create their ideal home.

The property benefits from a spacious and bright through lounge, a larger than average main bedroom, and a second bedroom, all offering flexible living space. The kitchen is positioned at the rear and provides direct access to the garden.

Externally, the property boasts a low-maintenance rear garden and off-street parking to the front. There is also potential to extend into the loft (subject to planning permission).

Ideally located close to Epping Forest, offering scenic walking routes and outdoor pursuits. Chingford Station is within easy reach, providing convenient access into London, making this property suitable for commuters.

Additional features include gas central heating and double glazing throughout.

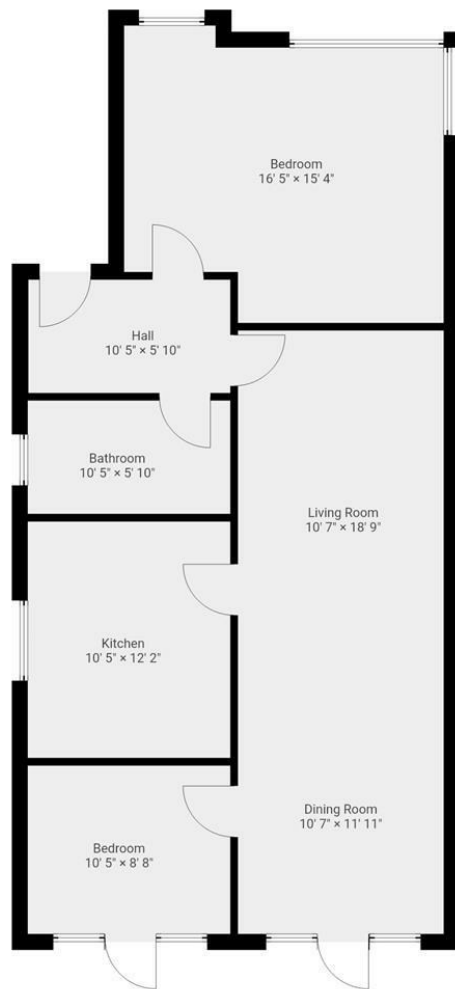
To arrange a viewing, contact Kings Group on 01992 652 006.

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Good

Broadband (estimated speeds)
Standard 13 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL



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