



Sunset Avenue, North Chingford, E4 7LW

£800,000  Coultons

## PROPERTY SUMMARY

Tastefully decorated and finished to a high standard is the four bedroom semi detached chalet bungalow that has been extended to the rear and above, giving plenty of living space. The ground floor benefits from a lounge which leads onto the extended modern fitted kitchen/dining/family area which has an air conditioning unit. You will find vaulted ceilings above the kitchen area giving the feeling of openness and from the living area bi fold doors open onto the rear garden. You will also find a double bedroom on the ground floor along with a good sized four piece family bathroom. The first floor comprises of three further bedrooms and a family shower room.

Externally the rear garden is approximately 76ft in length with a paved patio area, artificial lawn and a stunning summer house to the rear which has power, air conditioning unit and a WC. There is also a very large garage accessed via a shared driveway plus off street parking for two cars.

Sunset Avenue situated in the sought after area of North Chingford and is within easy reach of the local shopping area of Station Road with supermarkets such as Co-op, and Tesco Express along with all its bars, restaurants, & coffee shops. Transport links includes local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

There are plenty of green spaces in Chingford with local parks including both Mansfield Park & Ridgeway Park, along with the vast area of Epping Forest, Connaught Waters and Chingford Golf Course being just up the road for when you fancy a lovely and peaceful walk. Local schools include St Marys Primary, Chingford CoE Primary and Chingford Foundation Secondary.

The property is being offered on a chain free basis and in our opinion will make an excellent family home and must be viewed to be fully appreciated.

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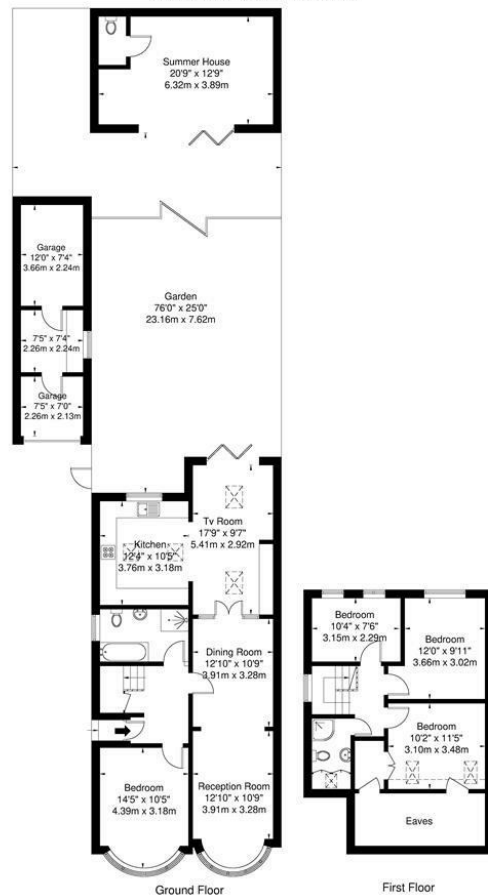
## Sunset Avenue North, Chingford, London, E4 7LW

Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft

Garage = 18.8 sq m / 202 sq ft

Summer House = 24.5 sq m / 263 sq ft

Total = 178.8 sq m / 1923 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

E

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 76                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 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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