




Cherrydown Close, Chingford, E4 8DY £400,000 

PROPERTY SUMMARY

Located within a quiet residential cul-de-sac is this one-bedroom mid-terraced bungalow, offering an excellent opportunity for refurbishment and modernisation. The accommodation comprises a through lounge, a fitted kitchen, an extended dining room, a shower room with a separate WC, double glazing, and gas central heating. The rear garden extends to approximately 120ft and is predominantly laid to lawn, with a garage positioned at the far end and accessed via a service road.

There is clear potential to increase the living space, either through a loft conversion (subject to the necessary planning consents) or by creating a second bedroom through partitioning the existing through-lounge.

Cherrydown Close is conveniently situated near the Chingford Mount shopping parade, which offers a wide selection of cafés, restaurants, bars, and independent retailers. Several bus routes operate from the Mount, and motorists will appreciate the easy access to the A406 North Circular Road. The area also benefits from numerous local parks and the expansive open spaces of Epping Forest, ideal for walking and outdoor leisure.

In our opinion, this bungalow represents an ideal purchase for those looking to downsize. The property is offered on a chain free basis, and viewing is highly recommended.

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Cherrydown Close London, E4 8DY
 Approximate Gross Internal Area = 74.8 sq m / 805 sq ft



Ground 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
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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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