

86 Old Church Road
Chingford
E4 8BX

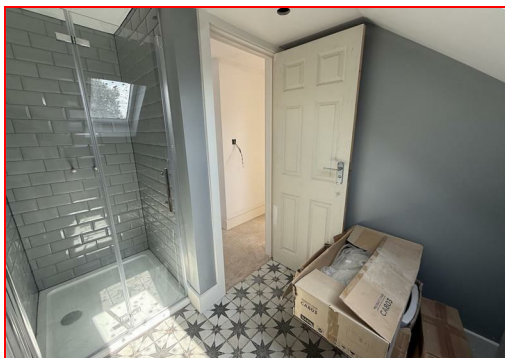
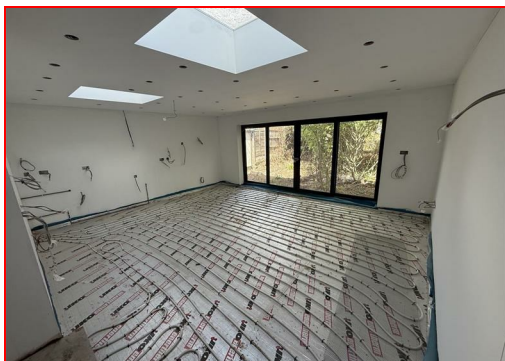
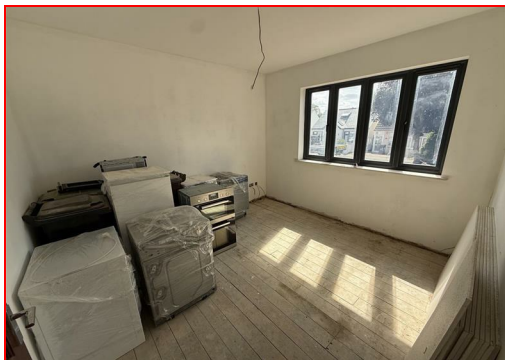
T: 0208 524 7444
www.kings-group.net



Chingford Avenue, E4 6RF



Asking Price £550,000 Freehold



****Cash buyers and investors only****

****Fantastic Renovation Project on Chingford Avenue****

Kings Group is thrilled to present this three-bedroom chalet bungalow, offering an opportunity for buyers looking to create their dream family home.

This home has already undergone major structural works, featuring a large rear extension and a substantial loft conversion, rewiring, plastering under floor heating to name a few (planning permissions not verified by agent). The heavy lifting has been started, presenting a blank canvas that simply needs finishing touches to unlock its full potential and become a highly sought-after residence.

The expansive ground floor boasts a versatile layout currently comprising a large kitchen-diner space, a primary reception room, and a second reception room that perfectly serves as the third bedroom. There is also a designated space ready to be fitted as a generous ground-floor bathroom. Moving to the first floor, the loft conversion provides two additional well-proportioned bedrooms alongside a family shower room.

Perfectly situated in the desirable E4 postcode, you have local shops, green spaces, and everyday amenities right on your doorstep. It is an exceptionally convenient spot for growing families, with Parkside Primary School approximately 0.1 miles away and the highly regarded Chingford Foundation School just 0.6 miles away.

Commuting is straightforward thanks to nearby bus stops on Chingford Old Church and near Ridgeway Park. Additionally, both Highams Park and Chingford railway stations are located roughly 1.2 miles from the property, providing excellent links into London.

An internal viewing is highly recommended to fully appreciate the footprint, the scale of the works completed, and the endless possibilities this property holds. Call Kings Group today on 0208 524 7444 to arrange your visit

HALL

LIVING ROOM 12'10 x 11'10

DINING ROOM 12'9 x 11'5

KITCHEN 21'2 x 17'6

BEDROOM 11'3 x 9'11

DOWNSTAIRS W.C

LANDING

BEDROOM 16' 2 x 10'6

BEDROOM 16'1 x 9'2

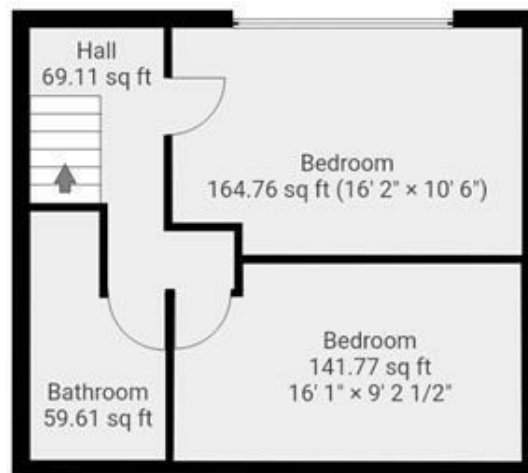
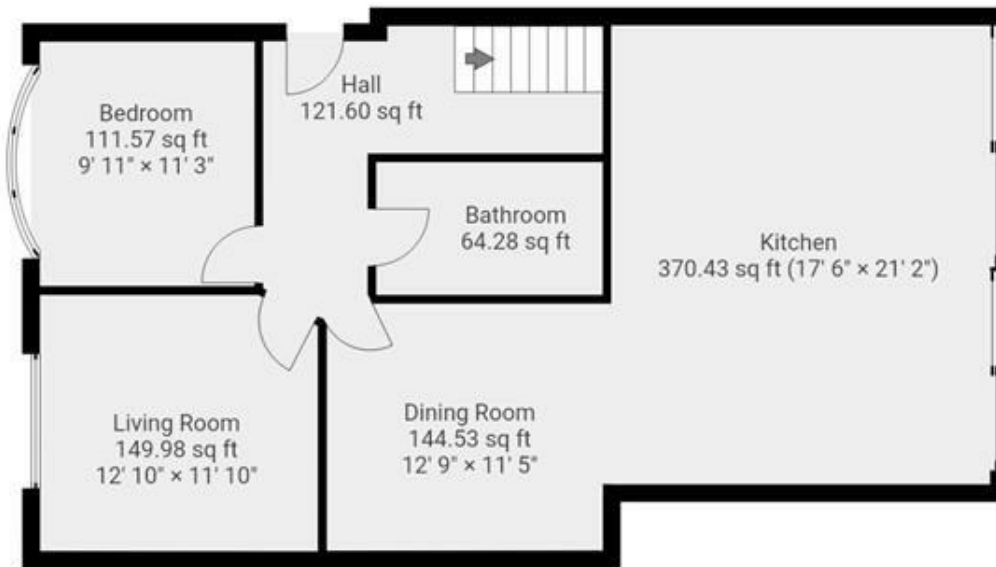
SHOWER ROOM 11'6 x 6'3

SERVICES DISCLAIMER

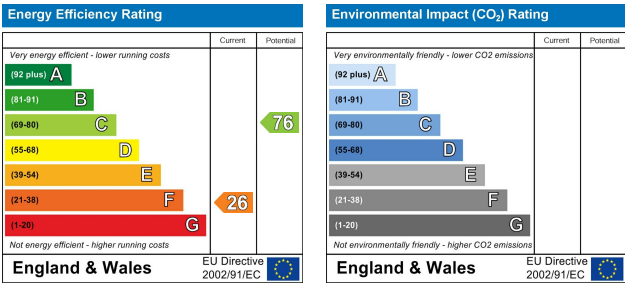
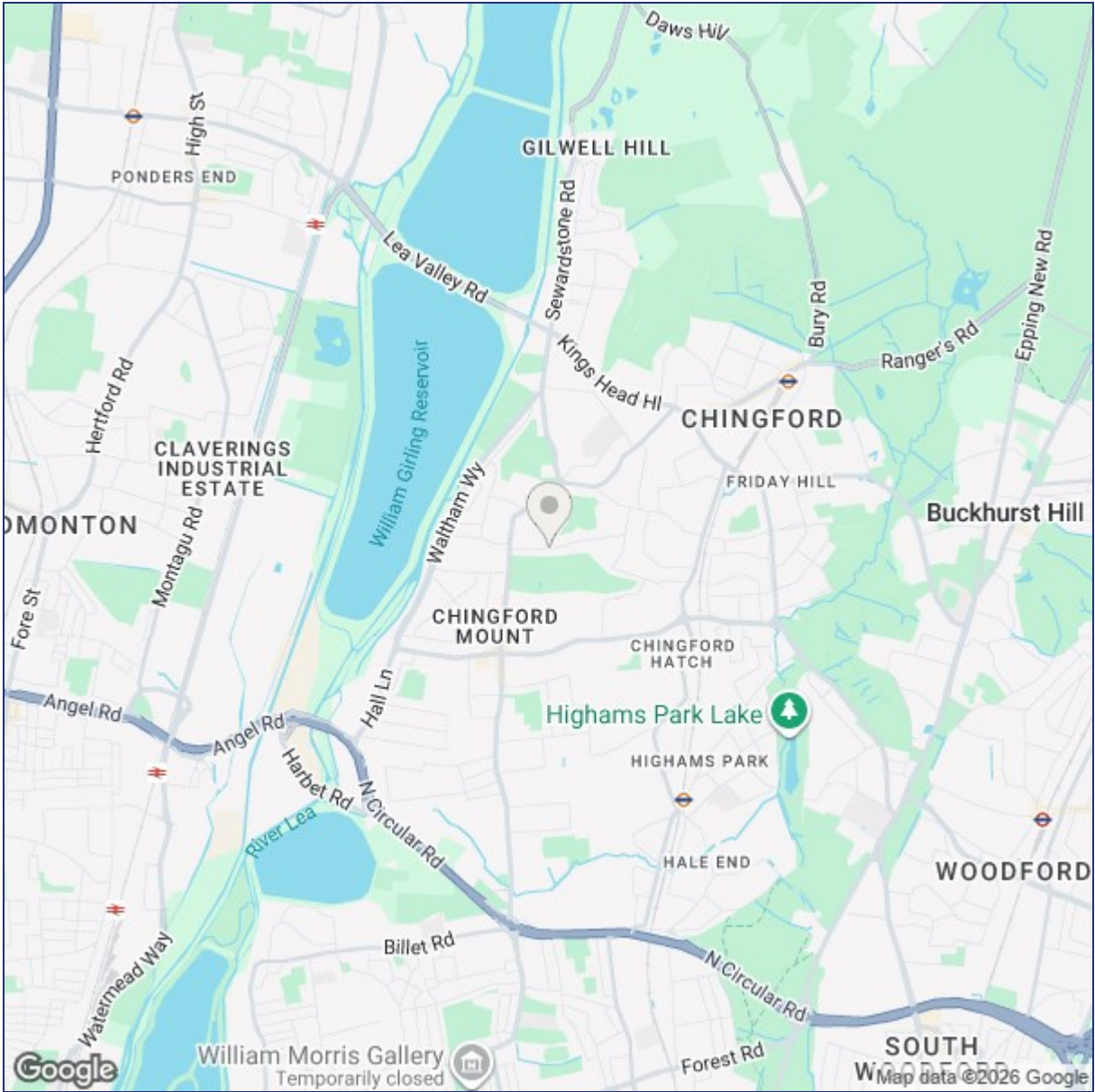
Please note – all services/appliances have not and will not be tested.

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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.
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("These details are correct at time of going to press").

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