

86 Old Church Road
Chingford
E4 8BX

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



Mount Avenue, E4 6SY



Offers In Excess Of £560,000 Freehold



Kings Group of Chingford present this chain-free four-bedroom terraced property to the market.

The ground floor accommodation comprises an entrance hallway with a storage cupboard, a living room with a bay window, and a kitchen diner fitted with wood-effect base and eye-level units, roll-top work surfaces and tiled splashbacks. A downstairs bathroom fitted with a white three-piece suite completes the ground floor. On the first floor there are two double bedrooms along with a family bathroom featuring both a bath and a shower, finished with a white three-piece suite. The second floor provides two further double bedrooms.

Externally, the property offers a low-maintenance paved rear garden with side access and a shed, while to the front there is a small courtyard area.

The property is situated on Mount Avenue in Chingford, within the London Borough of Waltham Forest. The area benefits from a range of local amenities, access to several primary and secondary schools, and convenient transport links via nearby Highams Park and Chingford stations, providing regular services into central London, along with local bus routes. Green spaces and recreational facilities are also within easy reach.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Good

Vodafone - Good

Broadband (estimated speeds)

Standard 13 mbps

Superfast 80 mbps

Ultrafast 5000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 13'3 x 12'2

KITCHEN DINER 17'2 x 12'10

DOWNSTAIRS BATHROOM 8'1 x 4'

LANDING

BEDROOM 11'11 x 11'4

BEDROOM 13'4 x 9'

BATHROOM 8'6 x 7'4

2ND FLOOR LANDING

BEDROOM 16'1 x 8'6

BEDROOM 13' x 7'10

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.

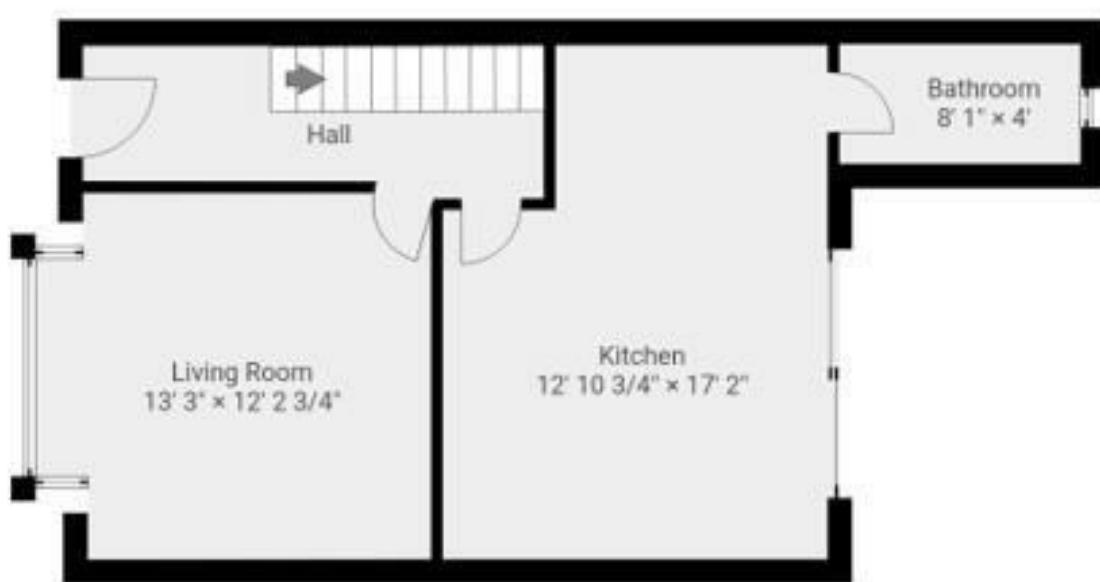
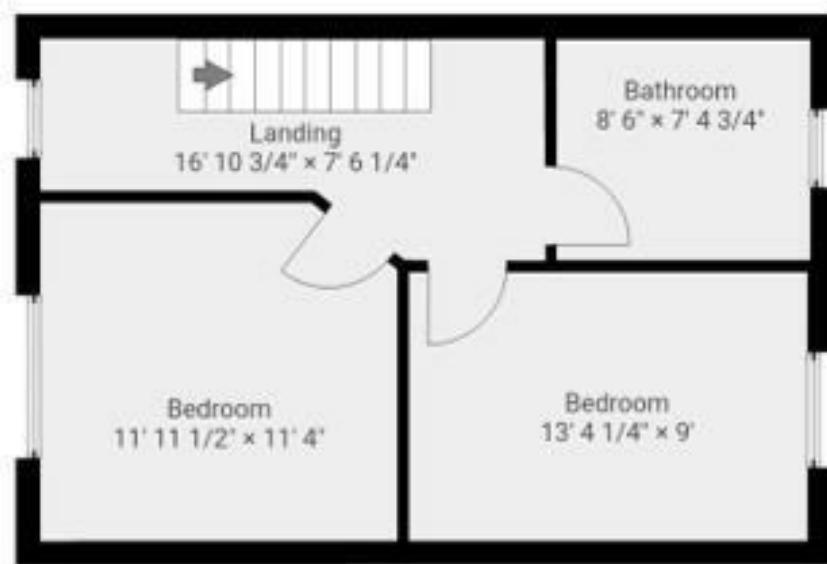
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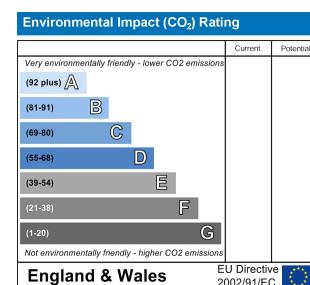
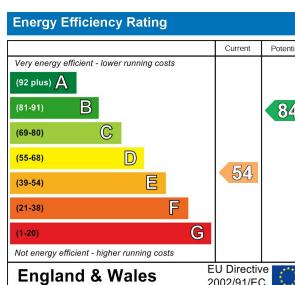
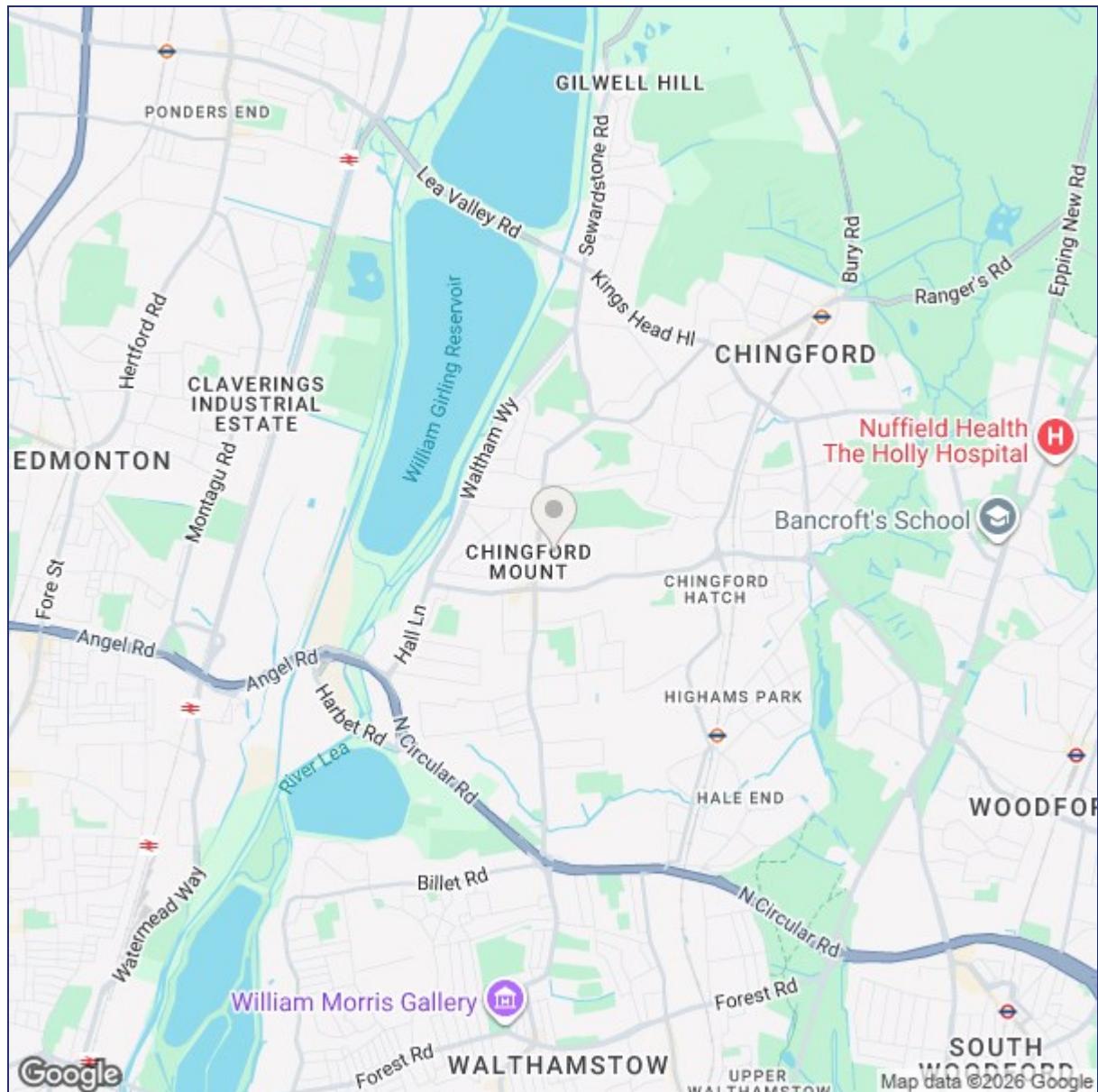


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(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

