

86 Old Church Road  
Chingford  
E4 8BX

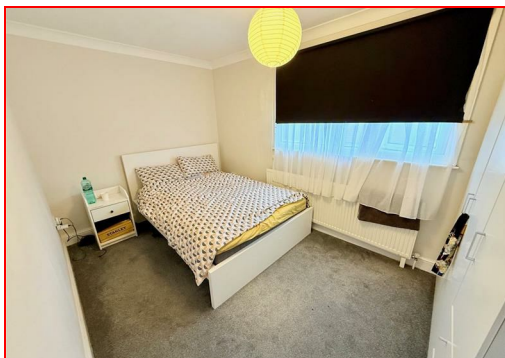
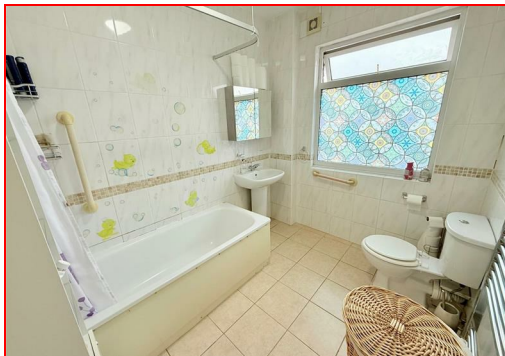
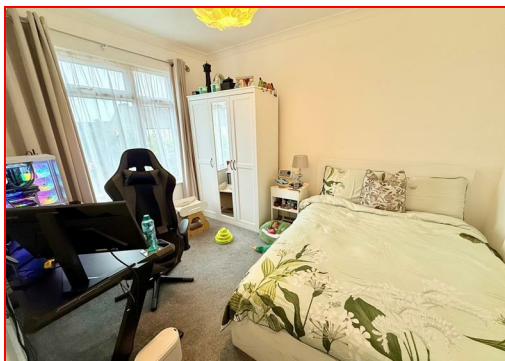
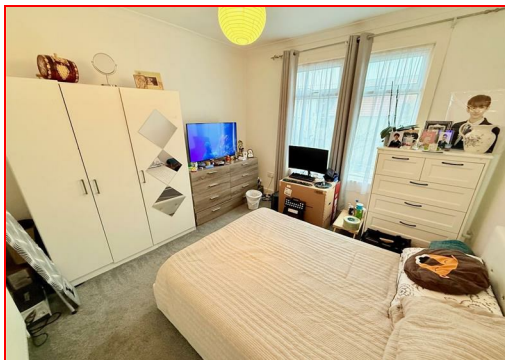
T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



## Mount Avenue, E4 6SY



**Asking Price £600,000 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**

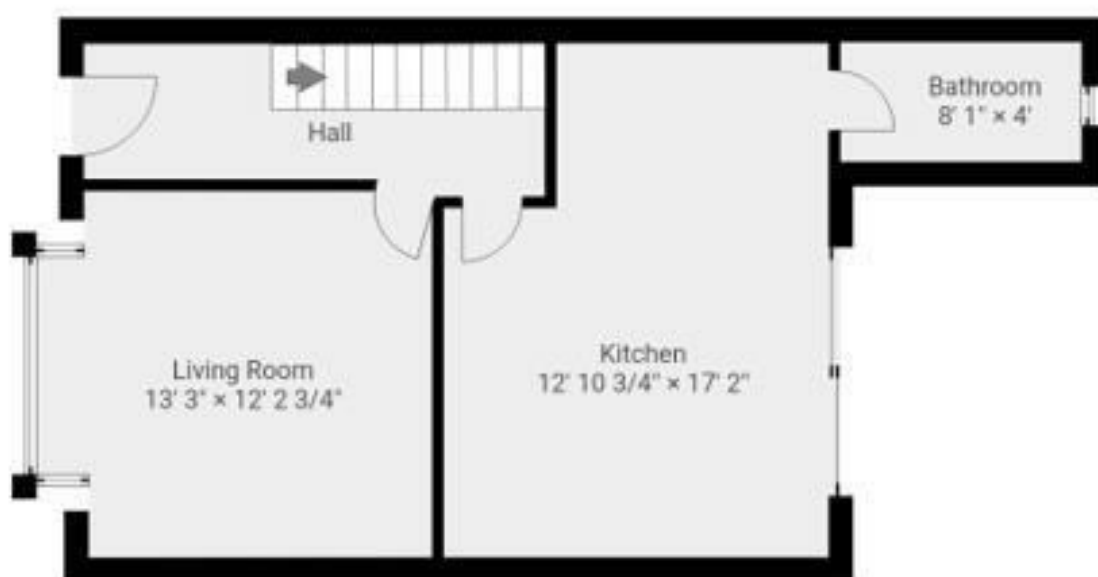
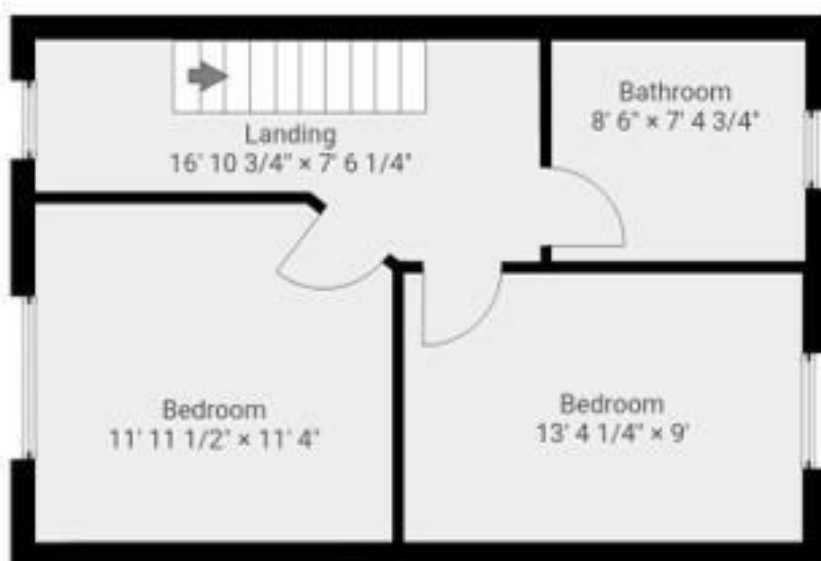
#### 2ND FLOOR LANDING

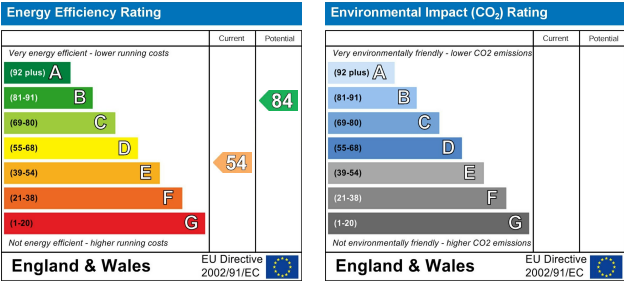
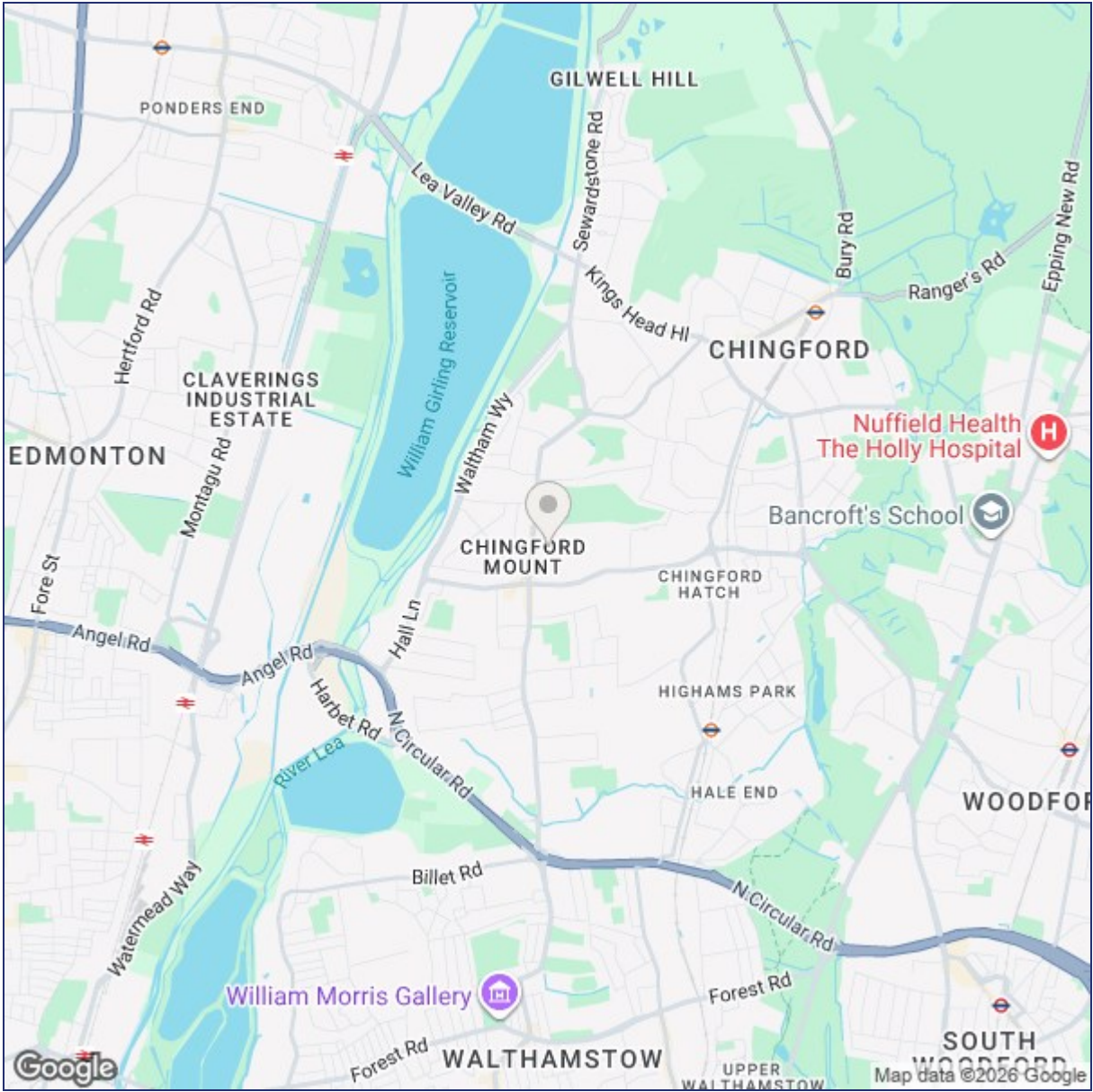
**BEDROOM 16'1 x 8'6**

**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.
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 WHATSOEVER IN RELATION TO THIS PROPERTY.





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

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