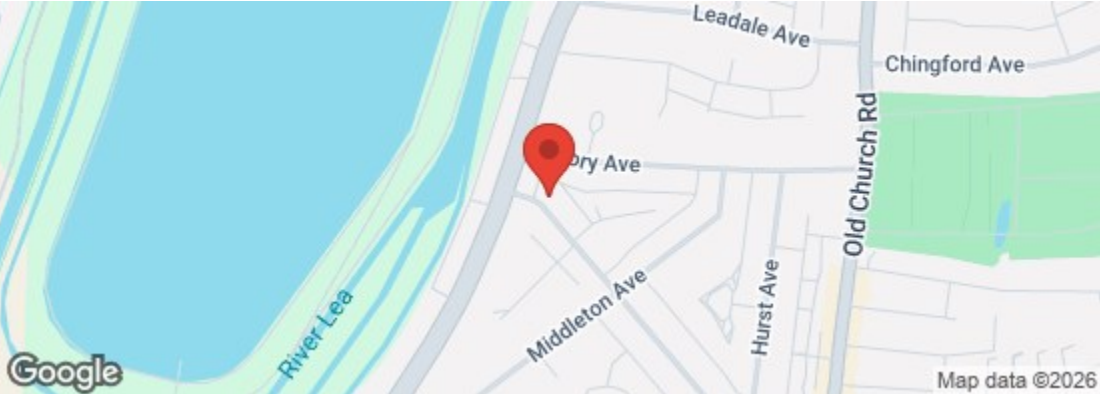




Council: Waltham Forest | Council Tax Band: D | Floor Area: 906.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Cherrydown Avenue, Chingford, E4 8DZ
Asking Price £525,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled in the charming area of Cherrydown Avenue, Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 906 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs.

The house boasts a first floor bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property has a double garage to rear which is currently used as storage, a valuable asset in this sought-after location. Additionally, the house is chain-free, ensuring a smooth and straightforward purchasing process.

Chingford is known for its vibrant community and excellent local amenities, making it an ideal place for families and professionals alike. With easy access to transport links, you can enjoy the tranquillity of suburban life while remaining well-connected to the bustling city.

This property presents a wonderful opportunity for those seeking a comfortable home in a desirable area. Whether you are looking to settle down or invest, this house on Cherrydown Avenue is certainly worth considering.

