

TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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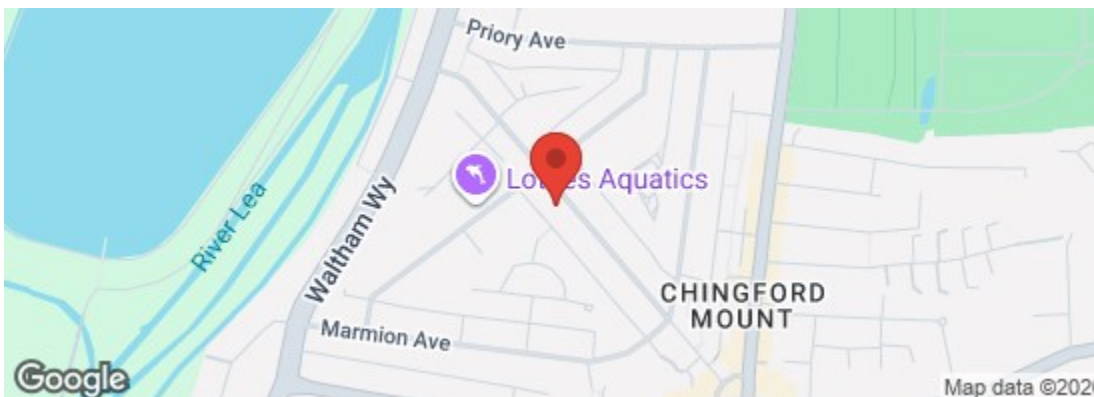
Council: Waltham Forest | Council Tax Band: D | Floor Area: 1705.00 sq ft

CHURCHILL
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Cherrydown Avenue, Chingford, E4 8DT
 Asking Price £650,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2

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	
		74	80



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



Nestled on the desirable Cherrydown Avenue in Chingford, this impressive five-bedroom house offers a perfect blend of space, comfort, and modern living. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining. The extended kitchen is a highlight, featuring contemporary fittings that cater to the needs of any culinary enthusiast.

With two well-appointed bathrooms, this home ensures convenience for families or guests alike. The layout is thoughtfully designed, making it easy to enjoy both private and communal areas. The property also benefits from a driveway that accommodates two vehicles, alongside a double garage with rear access, providing additional parking options.

Situated close to Chingford Mount, residents will appreciate the vibrant local amenities, including shops, cafes, and restaurants. Furthermore, the area is renowned for its excellent schools, making it an ideal choice for families seeking quality education for their children.

This house is not just a home; it is a lifestyle choice, offering both comfort and practicality in a sought-after location. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy all that Chingford has to offer.

