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Mount Avenue, E4 6SY



Guide Price £425,000 Freehold

*****3 BEDROOM HOUSE*****



Kings of Chingford are delighted to offer to the market this well presented three bedroom semi-detached family home.

Situated just a minutes walk from Chingford Mount and all the amenities its bustling high street has to offer. Boasting fantastic transport links and in the catchment area for some superb local schools.



The ground floor consist of a capacious through lounge leading to the extension at the rear, currently accommodating the dining room. The kitchen is finished with white base and eye level units, tiled flooring and splash backs and roll top work surfaces. The first floor is comprised of three excellent size bedrooms and the partially tiled family bathroom.

To the front of the property you have a block paved driveway with space for at least 2 vehicles. To the rear you have a private, low maintenance fully paved garden,

Ideal for first time buyers this property really should be viewed to be fully appreciated.

VIEWINGS - COVID-19 **VIEWINGS ARE STILL PERMITTED DURING JANUARY 2021 LOCKDOWN RESTRICTIONS**



LIVING ROOM 9'9 x 19'94

DINING ROOM 9'37 x 17'31

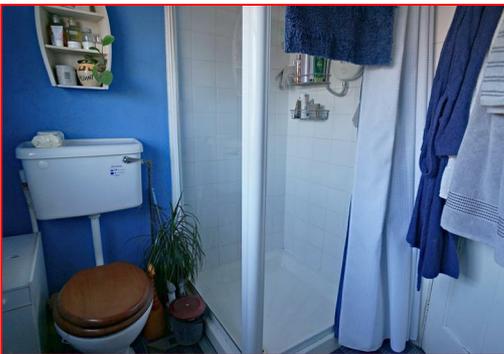
KITCHEN 7'55 x 10'02

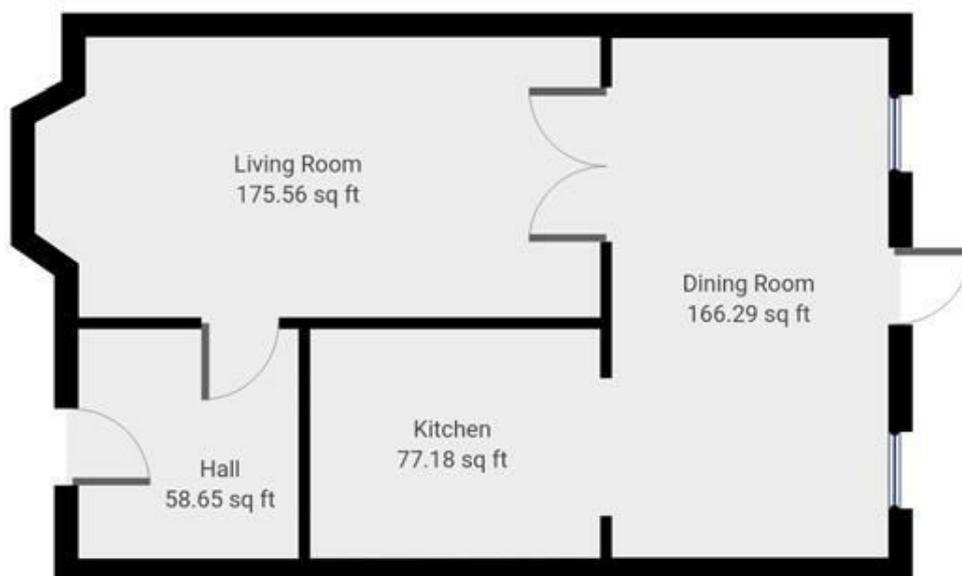
MASTER BEDROOM 11'18 x 10'08

BEDROOM TWO 10'41 x 7'43

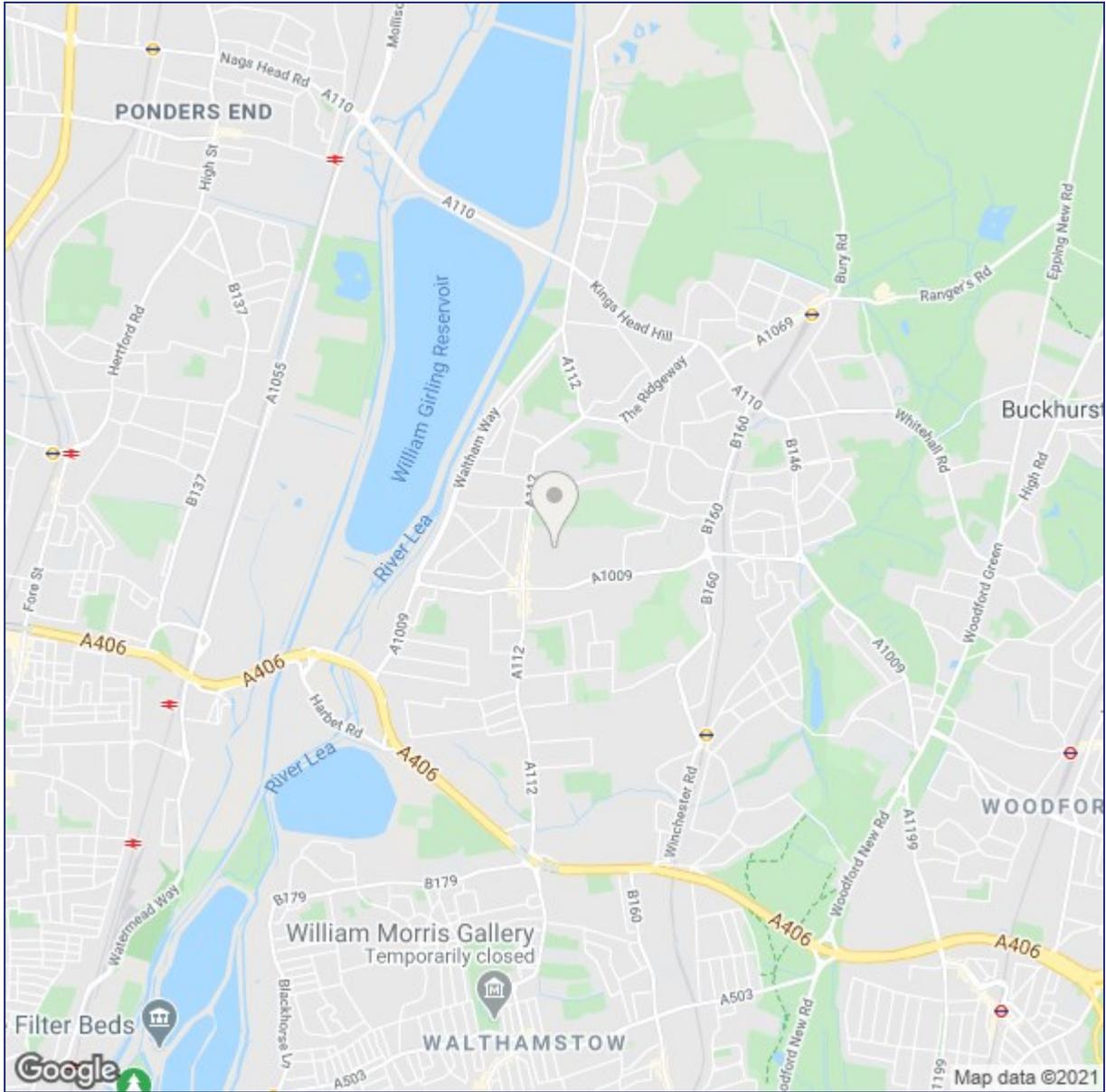
BEDROOM THREE 7'68 x 5'74

BATHROOM 7'91 x 6'29





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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 83 | |
| | | 63 | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |
| | | | |

("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.

