Royston Avenue, Chingford, E4 9DF

£525,000

Coultons

PROPERTY SUMMARY

Offering for sale this very well proportioned brick fronted Victorian house situated on a quiet residential road in Chingford. The property benefits from two double bedrooms, a good sized first floor family bathroom, a front living room, a modern fitted kitchen with dining area which leads onto a further rear reception/family room which open onto the rear garden. The rear garden is approximately 55ft in length with a decked patio area, lawn area with a garage to the rear accessed via a service road.

Royston Avenue is situated close to local amenities is only down the road from the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Public transport includes several bus routes and for those who drive, the A406 North Circular Road is easily accessible. Highams Park Overground Station is approximately 0.70mile away which has direct access into Liverpool Street. There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. For families there a good schools in Chingford, both primary and secondary.

The property is being sold on a chain free basis and in our opinion this property would make an excellent home and viewing is highly recommended.

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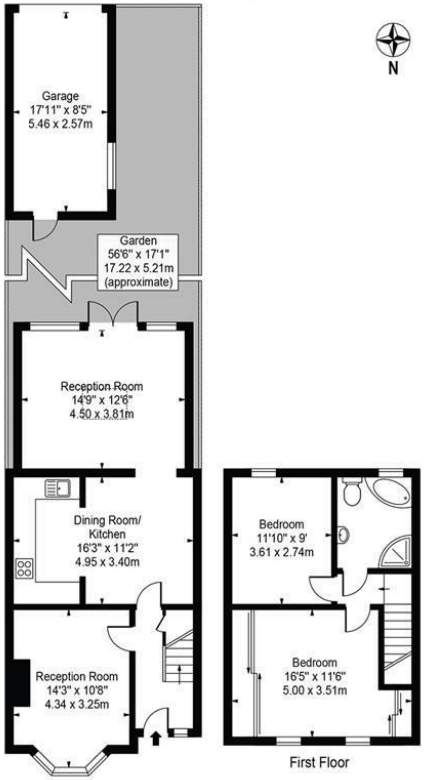
beko
IMPORTANT

Royston Avenue,
Chingford, E4 9DF

Approx. Gross Internal Area 972 Sq Ft - 90.30 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 151 Sq Ft - 14.03 Sq M



For Illustration Purposes Only - Not To Scale

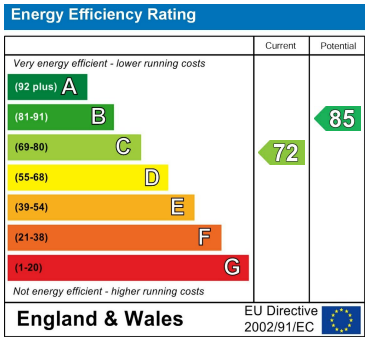
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coultons

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