



CHERRYDOWN AVENUE, CHINGFORD

Offers In Excess Of £600,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom House
- 1930's End of Terrace With Private Driveway
- CCTV Camera
- Moments from Local Amenities
- Double Garage with Access Road
- Easy Access to Walthamstow and Chingford
- Potential to Extend (STPP)
- Excellent Condition
- Approx 980 Square Foot
- Kitchen Diner Underfloor Heating.

A full refurbished and renovated 1930s end of terrace, this three bedroom family home features a substantial garage, conservatory and garden. It's all located in leafy green Chingford, just a few minutes on foot from the social hub of Chingford Mount.

As well as all that existing family space, you have plenty of potential for further development here (subject to the usual permissions).

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IF YOU LIVED HERE...

You'll take in the flawless original frontage from your large driveway, then step into your welcoming entrance hall. In here you have a timber staircase ascending on the right while light and smoky engineered hardwood flooring flows into your vast, open plan lounge, kitchen and conservatory. It's a wonderful space, almost forty feet deep with clear sight-lines from the box bay window at the front to the bright conservatory at the rear.

The finish throughout is pristine white to make the most of all that natural light. Your kitchen is nicely segmented behind a breakfast bar, decked out in seamlessly sleek white cabinets, light grey countertops and integrated appliances. Step out into your conservatory for another fine hosting space and a 360 degree, year-round view of your garden. This outside solace is a generous mix of patio and lawn, ending in the substantial private garage.

Upstairs and your 150 square foot principal bedroom is a bright, heavenly affair with that lovely large box bay window and plentiful floor to ceiling mirrored storage. A superb sleeper. There's a second, matching, double bedroom to the rear, and the sleeping

arrangements are completed by a generous single to the front. Finally, your family bathroom - finished in slate grey flooring, smoky wall tiles and a shower over the large tub.

WHAT ELSE?

- You have a private driveway as well as that 280 square foot garage, so you're free to use the latter for further development. It's ideal for use as a double home office, guest accommodation or studio space.
- The shops, cafes and bars of Chingford Mount are less than a few minutes on foot, with all the day to day amenities you could wish for.
- However you make use of that generous garage space, drivers can be on the arterial North Circular in less than five minutes. Or you can be at Walthamstow Village in less than ten.



A WORD FROM THE OWNERS...

"We did enjoy every little moment in this house and this area. Very close to shopS and transport and very convenient."

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Lounge
11'10" x 13'0"

Kitchen/Diner
18'1" x 10'10"

Conservatory
9'2" x 13'3"

Bathroom
7'8" x 6'11"

Bedroom 1
10'0" x 11'0"

Bedroom 2
10'10" x 13'4"

Bedroom 3
6'9" x 7'1"

Garage
18'1" x 16'2"



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