



Waverley Avenue, Chingford E4 8HS

Located on the door step of the lovely Chase Lane Park and within the catchment area of the highly regarded Chase Lane Primary school we are pleased to offer a very well presented three bedroomed family home offering excellent scope to extend and develop on the ground floor level and in the loft area.

Asking Price Of £499,950

- Attractive 1930's Style House
- Three Bedrooms
- Through Lounge / Diner
- Excellent Potential To Extend STPP
- Good Condition Throughout
- Excellent School Catchment



Property Description

The attractive double bay mid terraced property benefits from a through lounge, kitchen, three good size bedrooms on the first floor level and a family bathroom.

The lovely rear garden is a good size providing a patio area with the majority laid to lawn. At the back of the garden there is rear access via a service road with the potential to build a garage or outhouse to suit a family's needs. To the front of the property there is a neat front garden with potential to create off road parking subject to planning permission.

For parents concerned about schools, there are some excellent schools to choose from both primary and secondary. This is an area with a strong family presence which offers a range of outdoor activities for the whole family with the River Lea also situated on the door step plus the King George's Reservoir with its colourful wildlife and the Epping Forest being close by, not to mention a number of local parks and lakes, this is a desirable area to live.

This charming property is located in a no through road within a few minutes walk to all the facilities of Chingford Mount with an abundance of shops, quality restaurants and cafes, also on various local bus routes and excellent road links to the A406,

M11 and the M25.

Please call our sales team to arrange a viewing appointment.

ENTRANCE HALL

Radiator, wood Flooring, coved to ceiling, picture rail, understairs storage cupboard, door to lounge, kitchen. Stairs to first floor.

KITCHEN

A range of wall and base units, integrated gas hob & electric oven, plumbing and space for washing machine, wood effect laminate flooring, splashback tiles, stainless steel sink with mixer tap, double glazed windows and door to garden. Wall mounted Vaillant boiler fitted November 2019.

THROUGH LOUNGE

Coved to ceiling, ceiling rose, wood flooring, feature gas fire place, two radiators, double glazed patio doors leading out to garden.

FIRST FLOOR LANDING

Loft hatch, carpeted, doors to bedrooms and bathroom.

MASTER BEDROOM

Double glazed bay to front aspect, coved to ceiling, picture rail,

carpeted, radiator.

BEDROOM TWO

Double glazed windows to rear aspect, radiator, coved to ceiling, carpeted.

FAMILY BATHROOM

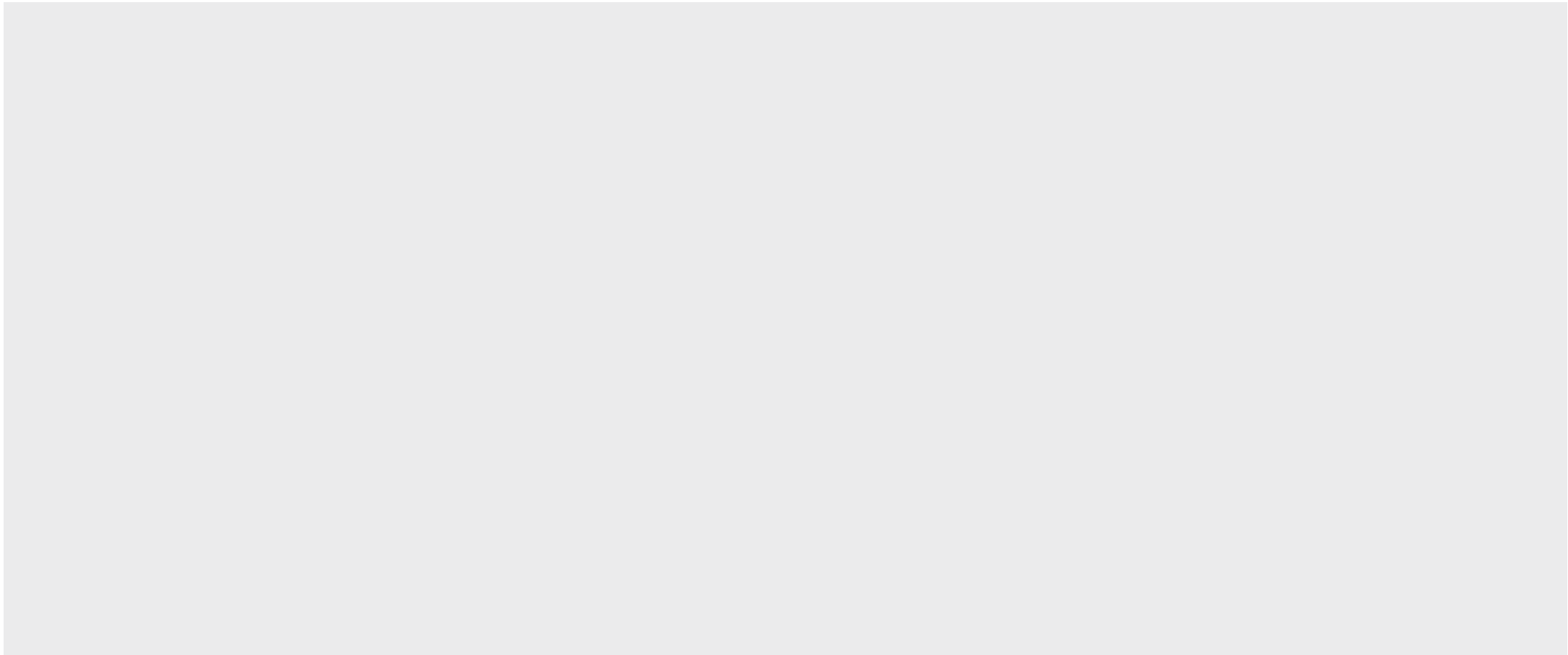
Panel enclosed bath, fitted shower screen, hand wash basin inset vanity unit, tiled floor, tiled walls, opaque double glazed window, heated towel rail.

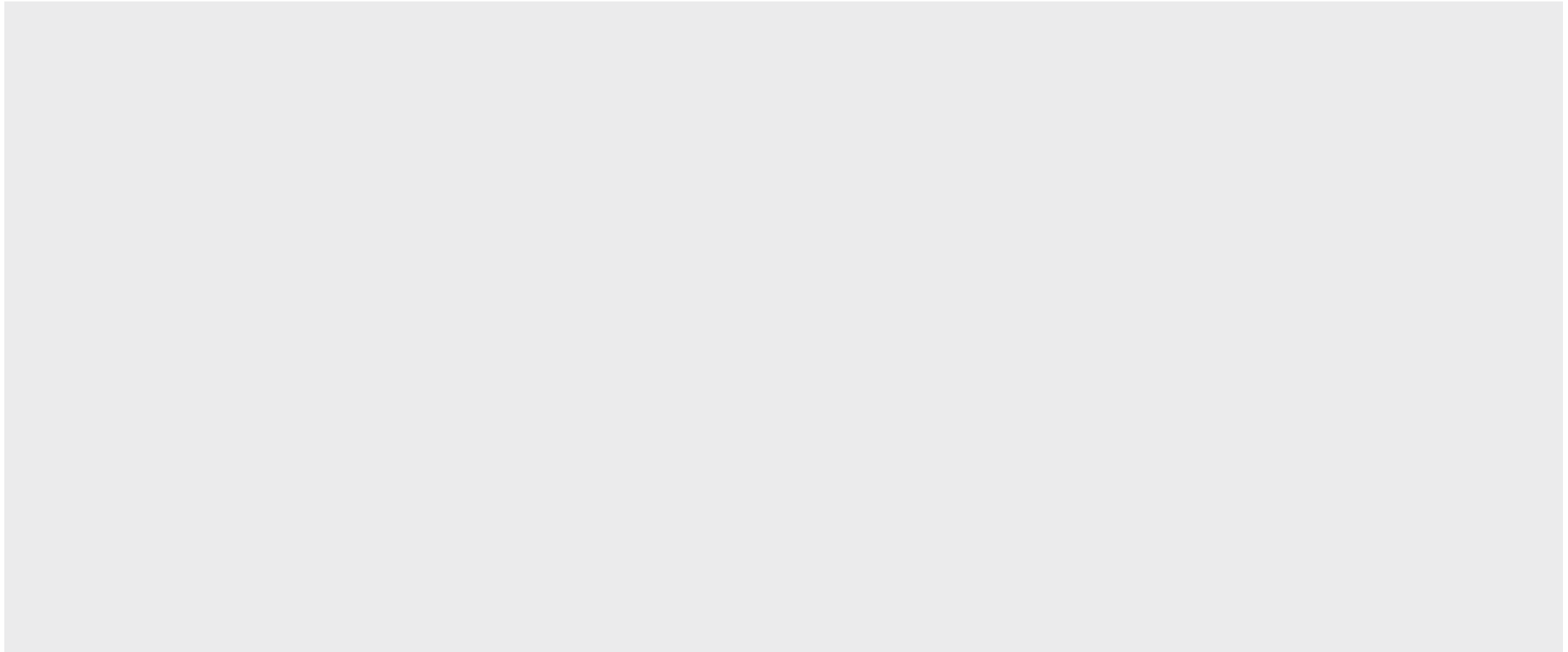
SEPARATE WC

Low level flush wc, tiled flooring, opaque double glazed window.

REAR GARDEN

Approximately 50ft in depth. Paved patio area, mainly laid to lawn, separate seating area to the rear, timber build shed, flower bed borders, gate providing access to service road to the rear.







Tenure

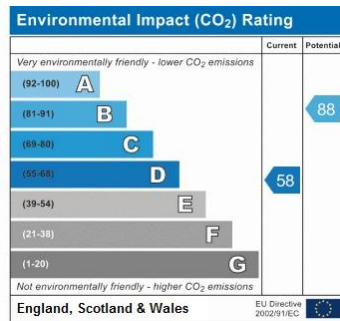
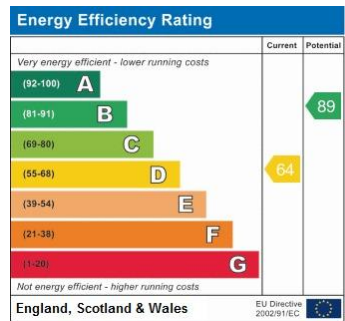
Freehold

Council Tax Band

D

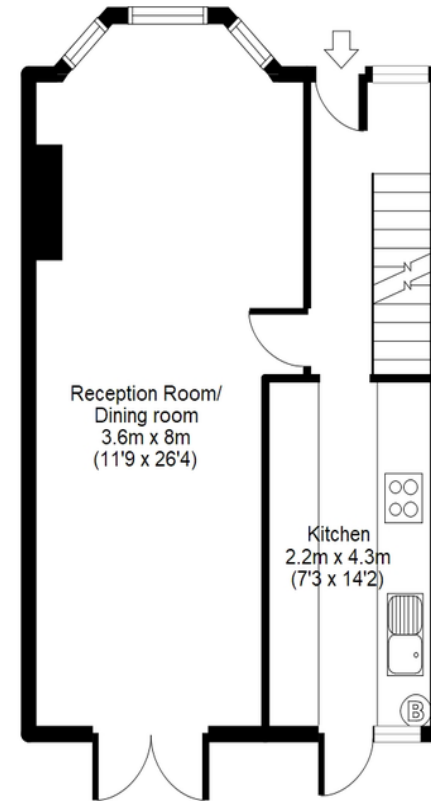
Viewing Arrangements

Strictly by appointment

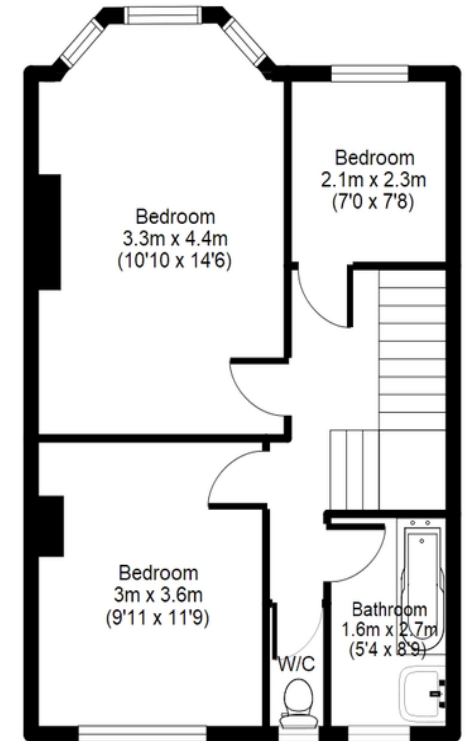


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APPROX GROSS INTERNAL FLOOR AREA: 961 sq. ft / 89 sq. m



Ground Floor



First Floor

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Coultons Chingford

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