

3 Bed End Of Terrace In Waverley Avenue Chingford, London, E4 8HS £650,000



SHORT DESCRIPTION

Property Ref: 15304 We are pleased to present an exceptional End of Terrace 1930's home located on a sought after quiet, leafy, residential road. This wonderful residence boasts 3 bedrooms, 1 bathroom (and a ground floor WC), 1 reception room, offering ample space for comfortable living. Additionally, a fully-fitted kitchen including a dinning area and a space to relax. Bi-fold doors to the rear, offer beautiful views of the large lawn and patio, including a summer house and external store. The property benefits from driveway parking, which fits two cars, comfortably and a gate to an additional side access, useful for cyclists. Positioned in a prime location, this property offers easy access to the A406 and public transportation, ensuring convenience for residents. Its proximity to the popular Chase Lane Primary school and good secondary schools enhances its appeal, providing families with access to excellent educational opportunities. The property is a short walk from Chingford Mount, with a vibrant mix of independent cafes, restaurants and local amenities. Inside the home you will find a living room, a spacious, extended, light filled dual aspect, modern kitchen with three bedrooms on the first floor. The large, low maintenance rear garden provides a private outdoor retreat. The property could also be extended in the future to add a loft and side conversion (STPP). This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: End of Terrace Full selling price: £650000.00 Pricing Options: No Status Tenure: Freehold Council tax band: D EPC rating: C Measurement: 1065.63 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing Chain sale Possession of the property: Self-occupied -----

3

Bed Room(s)

1

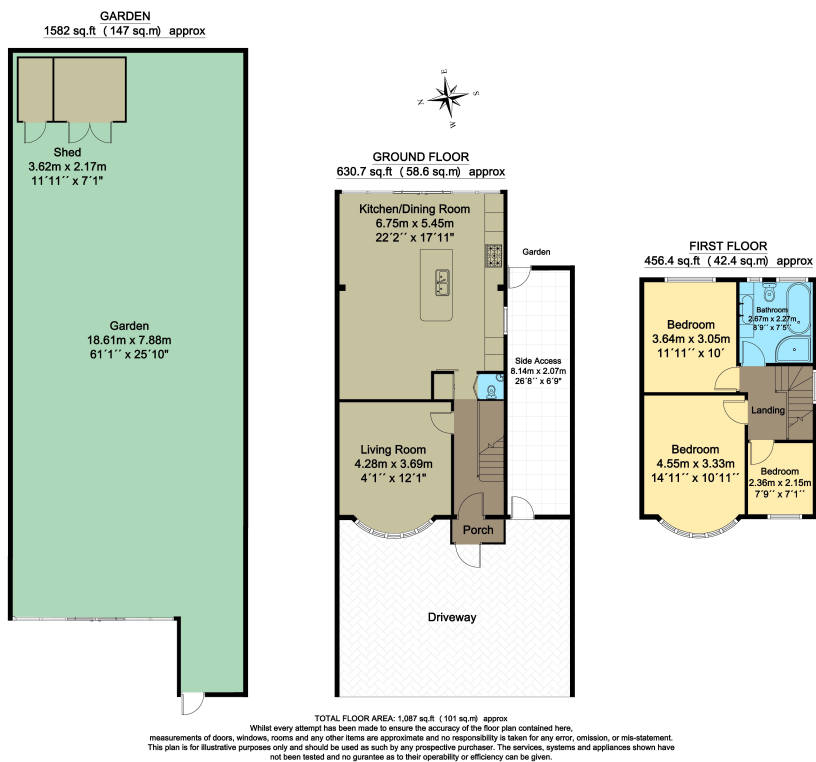
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	End-terrace house
Total floor area	99 square metres

Rules on letting this property

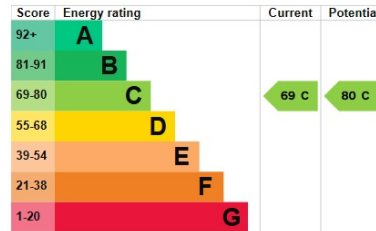
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
Copyright © 99Home Limited 2017. All rights reserved.