

Directions

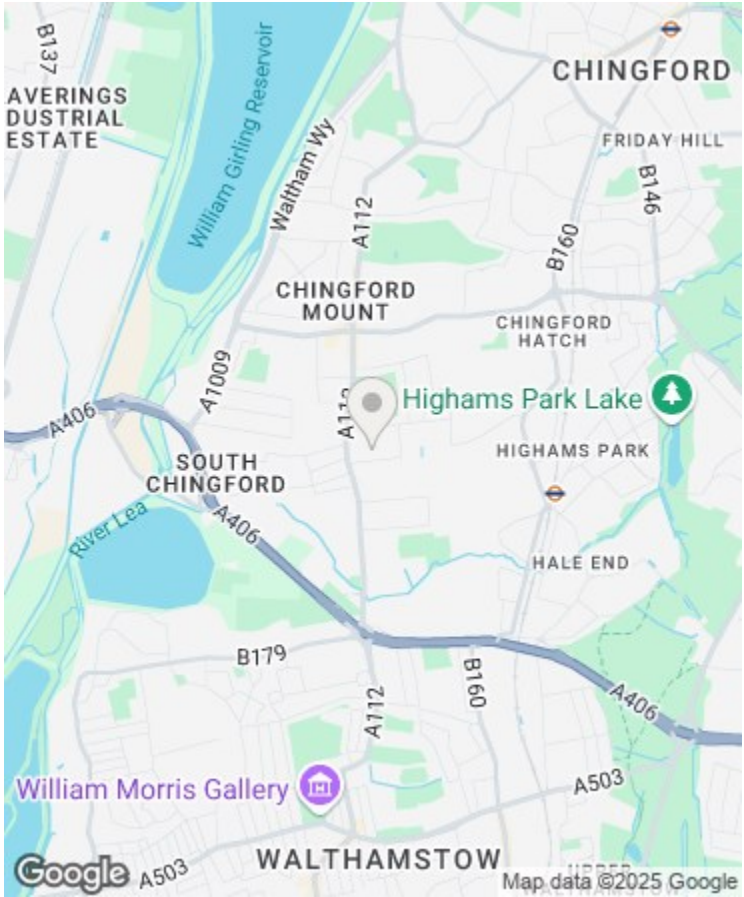
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



william rose  
Ryston Avenue, E4

Approximate Gross Internal Floor Area : 77.28 sq m / 832 sq ft



40 Royston Avenue, Chingford, London, E4 9DF

Offers In Excess Of £500,000

- 3 bedroom house
- Good size garden
- Close to Woodland
- Good condition
- Kitchen diner
- No chain
- End of terraced
- Short walk to popular schooling
- Ground floor W.C
- Side access



# 40 Royston Avenue, London E4 9DF

This 3 bedroom 1930's family house is located in a popular road and close to both Chingford and Highams Park amenities. Offers huge potential to extend STP. Has a good size rear green, close to Woodland and popular schooling.

Guide Price £500,000 - £525,000

This end of terraced brick bayed house is an ideal purchase for a family looking to purchase a house is a desirable location. The property is full of potential to extend subject to the correct planning permission. The accommodation offers spacious living with its 2 reception rooms which can be used an open planned through lounge, kitchen diner overlooking to the rear garden, ground floor W.C, 3 bedrooms and family bathroom. There is an attractive rear garden which benefits from having a lawn and paved area to the rear. There is side access and front garden.

Royston Avenue is a popular residential road within close proximity to good and outstanding Ofsted rated schools, large supermarkets, local shops, gym, parks, forest area and public transport including Highams Park Train Station, which gives you direct access to Liverpool Street Station and Walthamstow Central.

Sold chain free.

EPC D  
Waltham Forest D council tax  
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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 1

 2

 D

Council Tax Band: D

