



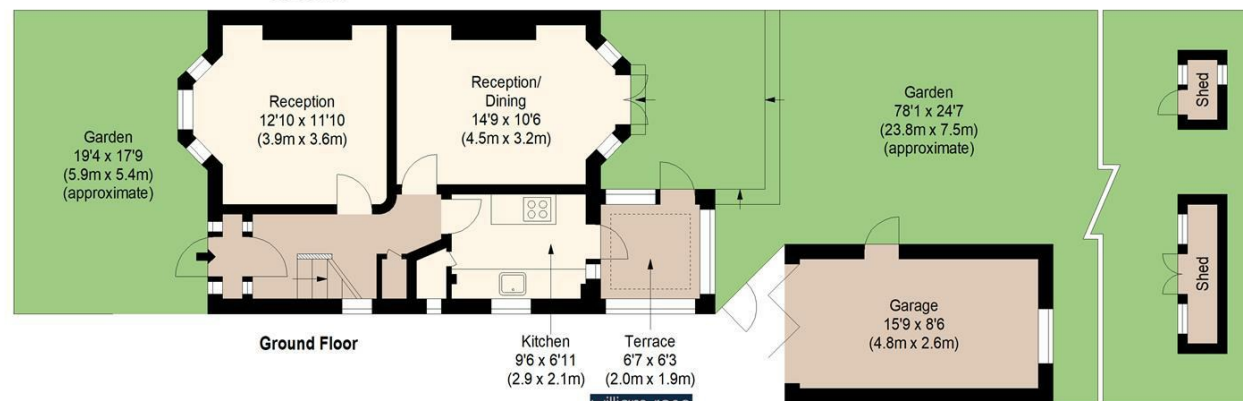
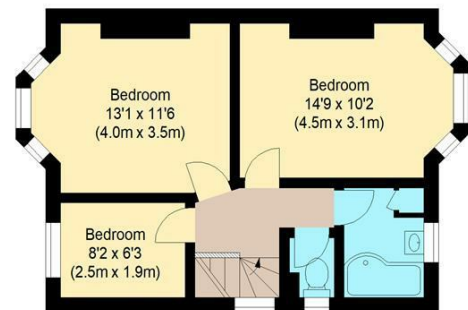
Directions

Viewings

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

EPC Rating

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



william rose
Leadale Avenue, E4

Approximate Gross Internal Floor Area : 84.35 sq m / 908 sq ft
Terrace/Garage/Shed : 18.68 sq m / 201 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

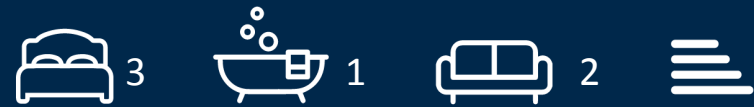
Date: 10/6/2025

7 Leadale Avenue, Chingford, London, E4 8AT

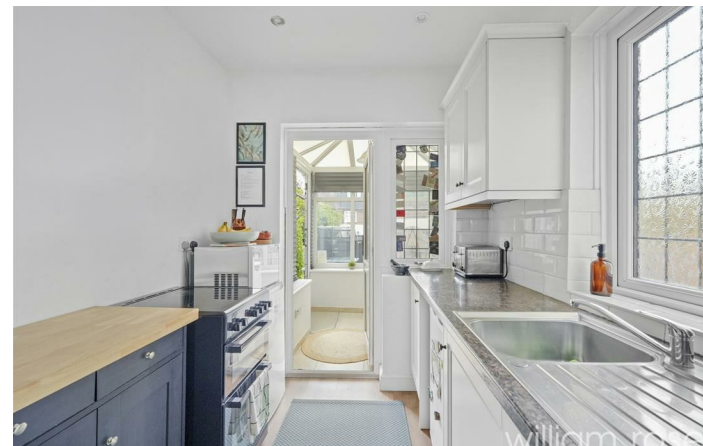
Offers Over £575,000

7 Leadale Avenue, London E4 8AT

A beautifully presented three-bedroom family home on a quiet residential road in Chingford. Offered chain free and in excellent condition throughout, this spacious property features two reception rooms, a large private garden, garage, and easy access to local amenities, schools, and Chingford Station.



Council Tax Band: E



Located on the sought-after Leadale Avenue in Chingford, this beautifully presented three-bedroom family home is offered to the market chain free and in excellent condition throughout. With spacious interiors, a generous garden, and a garage, the property is ideal for families or professionals seeking a comfortable and well-connected home.

The ground floor features two welcoming reception areas that flow effortlessly between living and dining spaces, creating an ideal environment for both relaxing and entertaining. Natural light fills the rooms through large bay windows, highlighting the tasteful décor and well-maintained finishes. The kitchen is both practical and inviting, offering direct access to a private terrace that leads out to a wonderfully large rear garden—perfect for outdoor dining, play, or simply enjoying a quiet moment.

Upstairs, the home offers three well-proportioned bedrooms, each with a warm and peaceful ambiance. The bathroom is stylish and modern, fitted with quality fixtures and a clean, fresh aesthetic. A third bedroom, slightly smaller in size, offers flexibility as a nursery, guest room, or home office.

Outside, the garden extends impressively, offering a serene retreat with a well-kept lawn and mature borders. Additional outdoor benefits include a garage, ideal for storage or workshop use, and two sheds for added practicality. The side garden also provides further outdoor space and future potential.

Situated just a short walk from the shops, cafes, and amenities of Chingford Mount, this home enjoys the convenience of local services while remaining within easy reach of the natural beauty of Epping Forest and Ridgeway Park. Chingford Station, offering Overground services to Liverpool Street, makes commuting into central London straightforward, while good local schools and nurseries enhance the family appeal.

This is a rare opportunity to acquire a chain-free home in one of Chingford's most desirable locations—ready to move into and offering scope to make it your own