



**Price**

**£630,000**

**Freehold**

3x  1x  2x 

**Priory Avenue, London,  
E4**





## Main features

- Within walking distance of primary and secondary schools
- Good bus routes within the area
- Close to Mansfield Park
- Shared driveway to the garage and off street parking
- Excellent size bedrooms
- Insulated workshop with power in the rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 16'7 x 11'11 (5.06m x 3.63m)

Dining Area: 16'0 x 10'11 (4.88m x 3.33m)

Kitchen : 9'9 x 7'10 (2.97m x 2.39m)

Utility Area: 7'10 x 4'11 (2.39m x 1.50m)

### FIRST FLOOR

Landing

Bedroom 1: 16'9 x 12'0 (5.11m x 3.66m)

Bedroom 2: 13'0 x 9'7 (3.97m x 2.92m)

Bedroom 3: 9'2 x 7'0 (2.80m x 2.14m)

Bathroom

### OUTSIDE

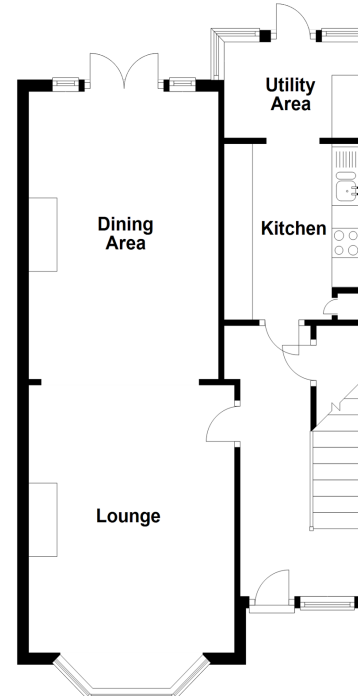
Garage

Off Street Parking

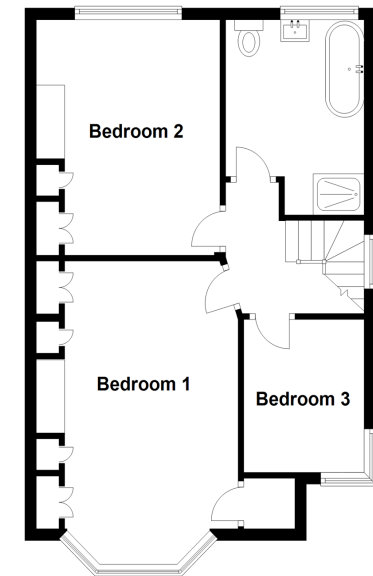
Rear Garden

Workshop

**Ground Floor**  
Approx. 56.2 sq. metres (605.4 sq. feet)



**First Floor**  
Approx. 49.3 sq. metres (530.4 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



51012743/20230819/CP/JB