



**Price**  
**£630,000**

**Freehold**

4x  2x  2x 

**Edward Avenue,  
London, E4**

**OVER 60?**

You could get up to  
**59% off** the price!\*

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Spacious family home
- Situated close to Ainslie Wood Primary School
- Within walking distance of Chingford Mounts many shops and restaurants
- Good bus routes within the area
- Off street parking

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge** : 14'0 x 12'2 (4.27m x 3.71m)

**Dining Room** : 12'7 x 11'6 (3.84m x 3.51m)

**Kitchen** : 9'4 x 6'3 (2.85m x 1.91m)

### FIRST FLOOR

#### Landing

**Bedroom 2**: 14'1 x 11'11 (4.30m x 3.63m)

**Bedroom 3**: 12'6 x 11'10 (3.81m x 3.61m)

**Bedroom 4**: 8'0 x 5'10 (2.44m x 1.78m)

#### Bathroom

### SECOND FLOOR

#### Landing

#### Shower Room

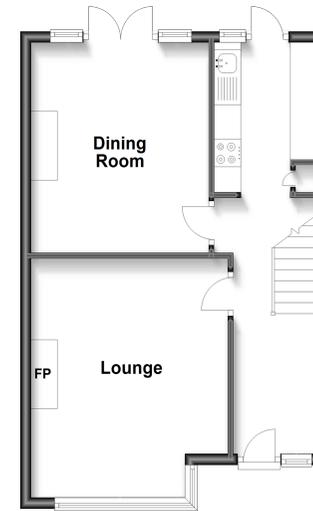
**Bedroom 1**: 14'8 (4.47m) narrowing to 9'0 (2.75m) x 12'6 (3.81m)

### OUTSIDE

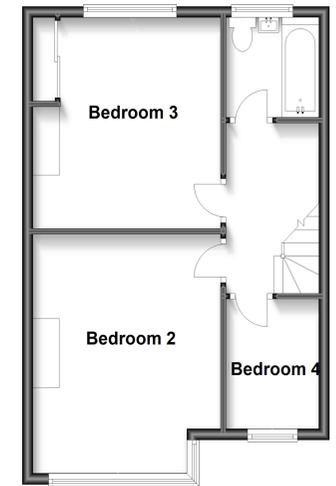
#### Off Street Parking

#### Rear Garden

**Ground Floor**  
Approx. 42.5 sq. metres (457.3 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (457.7 sq. feet)



**Second Floor**  
Approx. 28.2 sq. metres (303.1 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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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