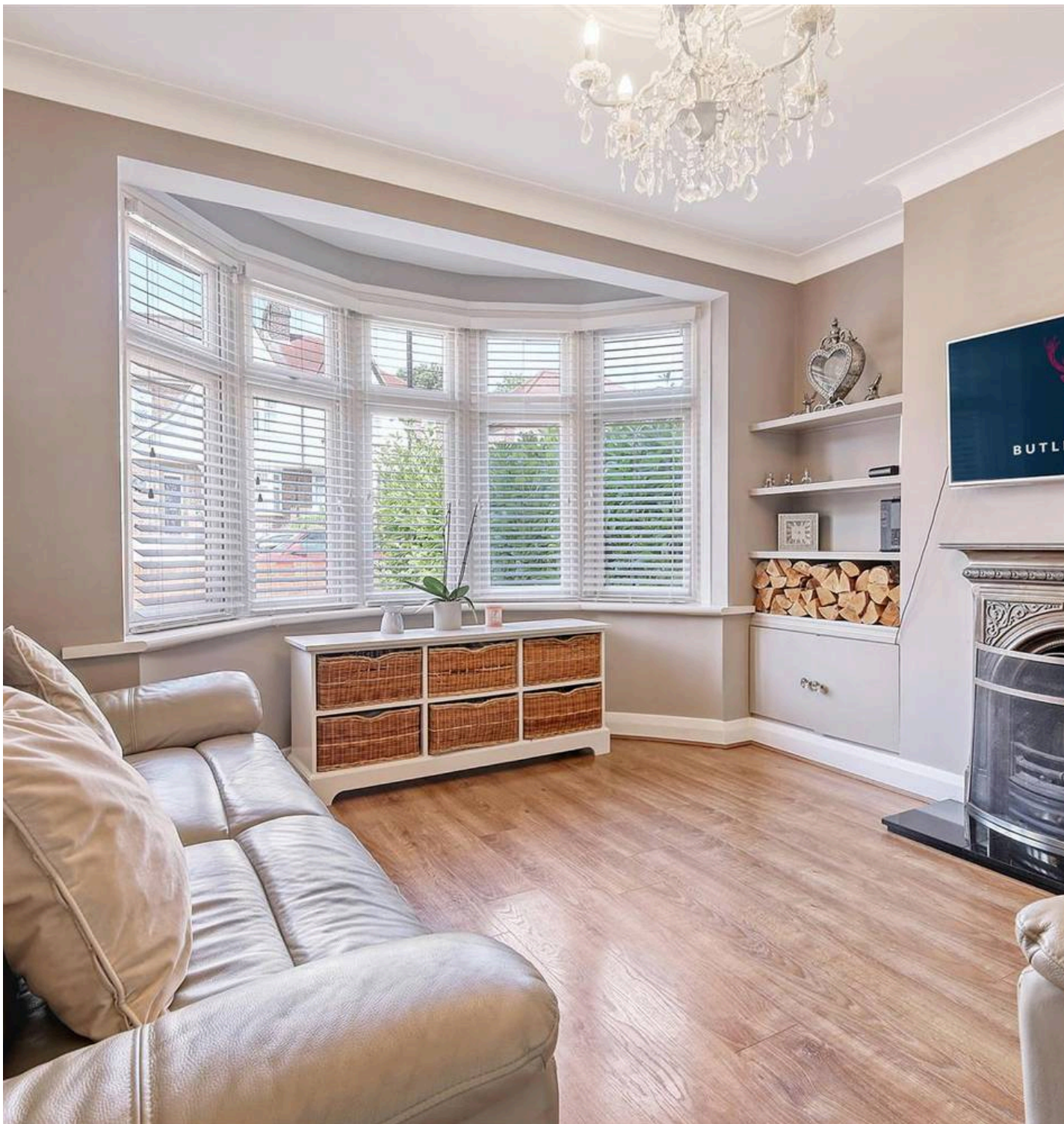




11 Fairlight Avenue, London
London

Guide Price £850,000



11 Fairlight Avenue

London

Situated on the popular Fairlight Avenue in Chingford, this well-proportioned family home offers versatile accommodation arranged over three floors, together with a particularly impressive rear garden measuring approximately 13.99m x 8.55m. The ground floor provides a welcoming entrance hall, a bright living room with bay window, a separate lounge/dining room, and a fitted kitchen with direct access to the rear garden. A convenient ground-floor WC completes this level. On the first floor are three bedrooms, including two well-sized principal bedrooms and a further bedroom, along with a family bathroom and landing area. The second floor offers a generous loft room with its own en-suite shower room, providing an excellent additional space that could be used as a home office, guest room, hobby room or further bedroom, subject to any necessary permissions. Externally, the property benefits from a substantial rear garden, offering excellent space for outdoor dining, entertaining and family use. Fairlight Avenue is well placed for the amenities, shops and transport links of Chingford, while the surrounding area also provides access to a range of schools, green spaces and local facilities.

- Semi Detached Family Home
- Four Bedrooms/Two Bathrooms
- Downstairs WC
- Spacious Kitchen/Dining Area
- Good Transport Links
- Loft Room With En-suite
- South Facing Rear Garden



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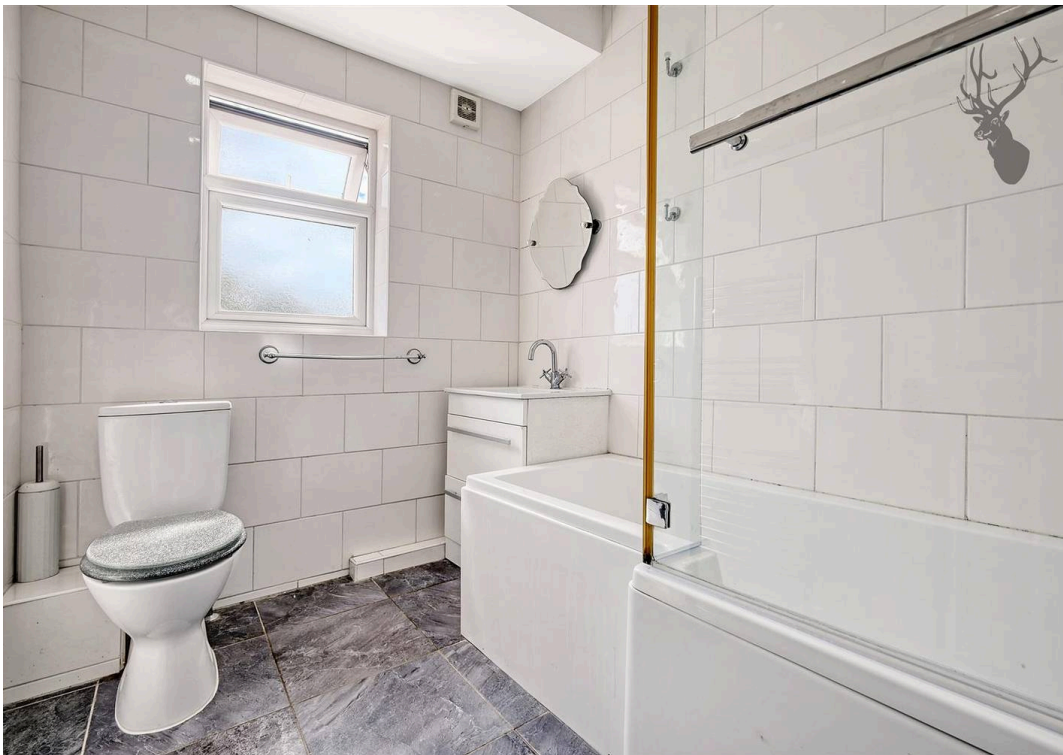
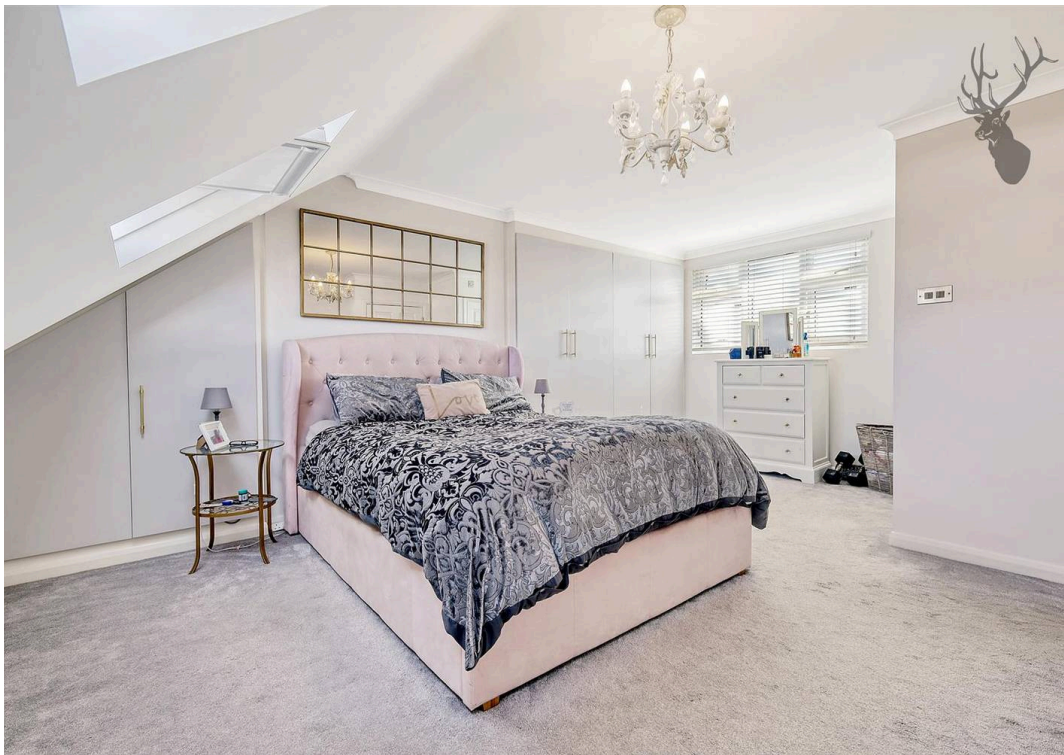
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

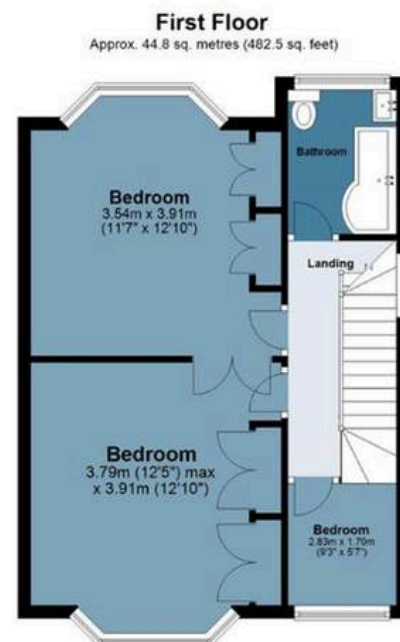
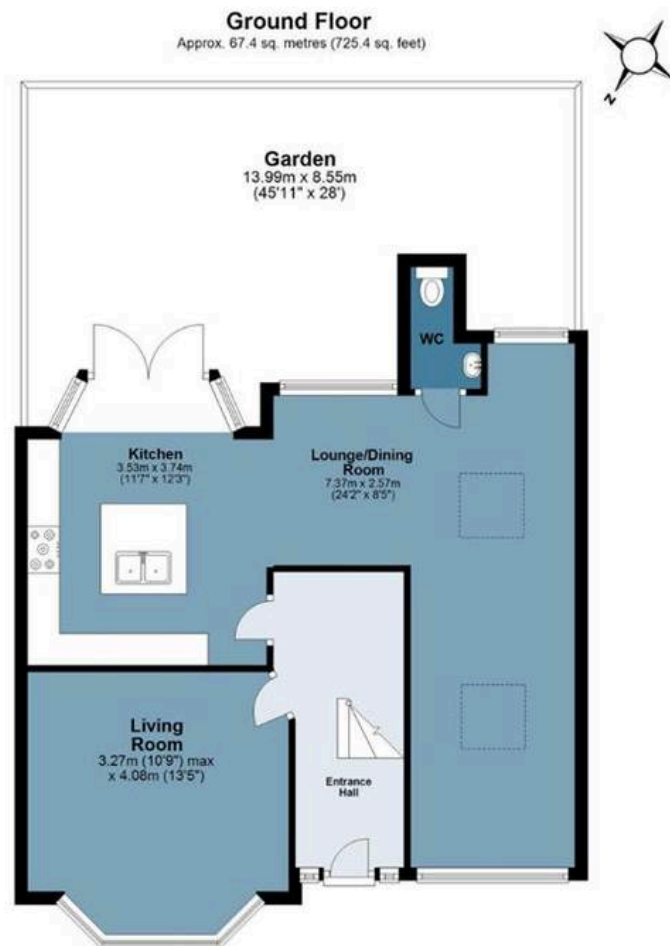






Fairlight Avenue

Approx. Gross Internal Area 141.3 sq. metres (1521.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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