



Middleton Avenue, Chingford, E4 8EG

GUIDE PRICE
£600,000

 **Coultons**

PROPERTY SUMMARY

****GUIDE PRICE £600,000 to £625,000****

Offering for sale this beautiful and well maintained end of terrace 1930s house which has been extended to the rear and refurbished by the current owners to a high standard.

The ground floor comprises of a spacious entrance hall way, a ground floor wc, a front living room that interconnects onto the open plan dining room with a contemporary fitted kitchen, which has solid work surfaces, integrated appliances and utility area. The dining/kitchen area has underfloor heating an bi-fold doors which open onto a low maintenance rear garden which has a paved patio area and artificial lawn. To the rear of the garden there is a brick built out building. One side of the out building is currently used as a gym and for storage. The other side is used as an office which is perfect for anyone works remotely. There is off street parking to the front of the house along with an electric car charger.

The first floor comprises of three bedrooms, a modern fitted shower room and has the potential to add a loft conversion subject to planning consent.

Middleton Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy. In our opinion this property will make an excellent family home. Viewing is highly recommended to fully appreciate this house.

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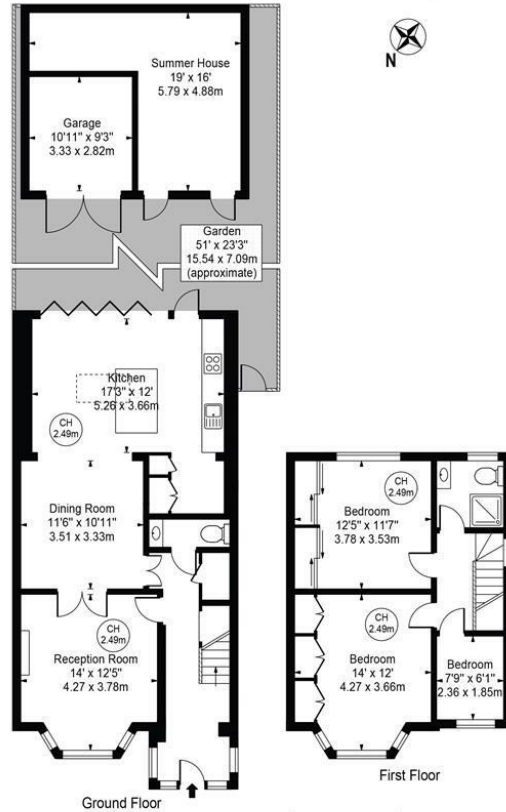








Middleton Avenue, E4 8EG
 Approx. Gross Internal Area 1163 Sq Ft - 108.05 Sq M
 (Excluding Garage & Summer House)
 Approx. Gross Internal Area Of Garage 101 Sq Ft - 9.38 Sq M
 Approx. Gross Internal Area Of Summer House 199 Sq Ft - 18.49 Sq M



For Illustration Purposes Only - Not To Scale

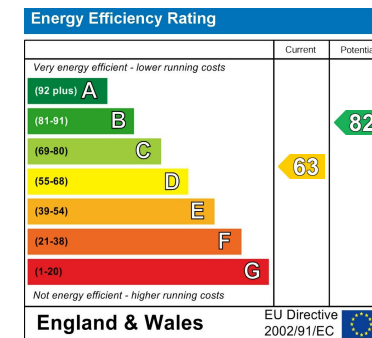
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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