



TOTAL FLOOR AREA: 1338 sq ft. (124.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Measure IQ2024

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1338.00 sq ft

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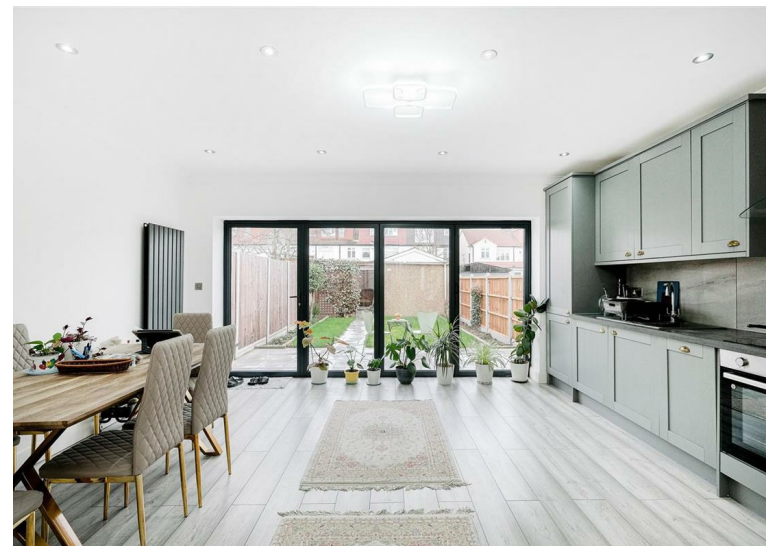
Marmion Avenue, Chingford, E4 8EP
 £2,600 Per Month

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



Offered unfurnished Churchill Estates are pleased to offer this Beautifully Presented and Extended Four Bedroom Mid Terrace House that is within a Short Walk of Chingford Mount and in Close Proximity to the Highly Regarded Local Schools.

To the Ground Floor of the property we have a Through Lounge with Sliding Doors leading on to the 16ft x 16ft Extended Kitchen Diner with Bi Folding doors leading out to the Rear Garden, Ground Floor Shower Room. Moving upstairs we have Three Bedrooms and a Family Bathroom and further stairs leading up to the Loft Room.

Externally we have a Rear Garden of approx 50ft with a Detached Garage to Rear and Off Street Parking to Front. An Early Viewing is advised.

