



**CHURCHILL**  
estates

| Guide Price £650,000 - £675,000 | 4 Bed End of Terrace | Well Presented | Stunning Views | Off Street Parking | Side Access | 15ft Sitting Room | 18ft Kitchen / diner | Master Ensuite bedroom | 15ft Second Bedroom | Workshop / Summerhouse | Beautifully Maintained Secluded Rear Garden | Popular Location|



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# Middleton Avenue, Chingford, E4 8EE

## Guide Price £650,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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Guide Price £650,000 - £675,000

A superbly presented and spacious 4 bedroom end of terrace property enjoying stunning views over London and ideally located on the tree lined Middleton Avenue with Chingford Mount various amenities, sought after schools and popular cafes and restaurants all situated within easy reach. The property itself has been tastefully decorated by its current owners and benefits from a 15ft sitting room, a beautifully designed 18ft kitchen / diner leading onto a well maintained private 50ft garden complete with side access and outbuilding. The property also offers a 17ft En-suite master bedroom with amazing panoramic views, 15ft 2nd bedroom, an additional 12ft double bedroom, 8ft box room / study, first floor family bathroom and off street parking via driveway. The property would make an ideal family home and is likely to be very popular so early viewings are highly advised.

