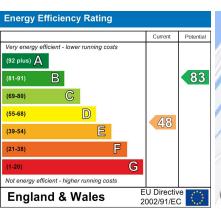


TOTAL FLOOR AREA: 870 rs. ftt. (8.0.8 sq.m.) approx.

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Council: Waltham Forest | Council Tax Band: D | Floor Area: 870.00 sq ft





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.

CHURCHILL estates



## CHURCHILL estates

Mount Avenue, Chingford, E4 6SY £490,000 Freehold

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 2

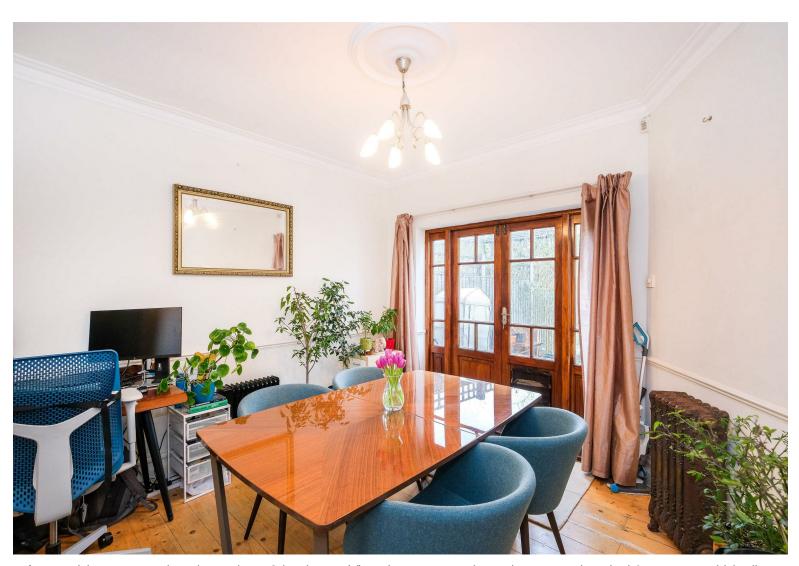




Request a Viewing: 020 8524 0000 Email: southchingford@churchill-estates.co.uk







A superbly presented and spacious 2 bedroom Victorian property boasting several period features and ideally positioned for easy access to Chingford Mount with its wide variety of local amenities, popular cafes & restaurants and sought after schools all found within easy reach.

The property itself benefits from a wealth of character features such as original wooden flooring throughout, feature fireplaces and ornate Victorian radiators and coving. The property also has a 14ft sitting room leading to a 13ft dining room via double doors, 40ft rear garden, first floor bathroom, 2nd ground floor shower room and a stunning 17ft master bedroom with dual aspect. We feel the property would make an ideal starter home and is likely to be very popular so early viewings are highly advised.



