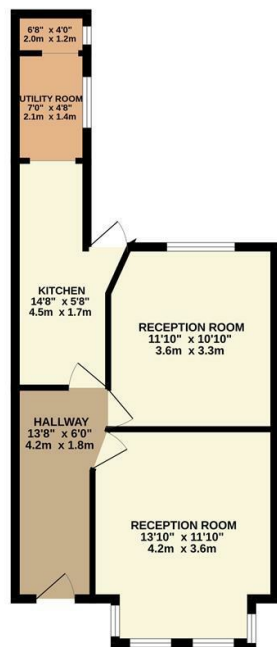
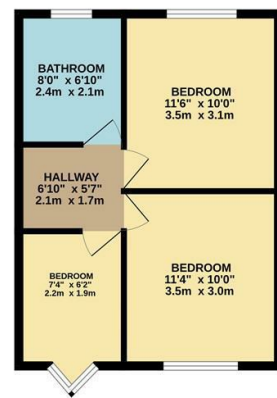




GROUND FLOOR
480 sq ft. (44.6 sq.m.) approx.



1ST FLOOR
387 sq ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq ft. (80.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their operability or efficiency and no guarantee is made with reference thereto.

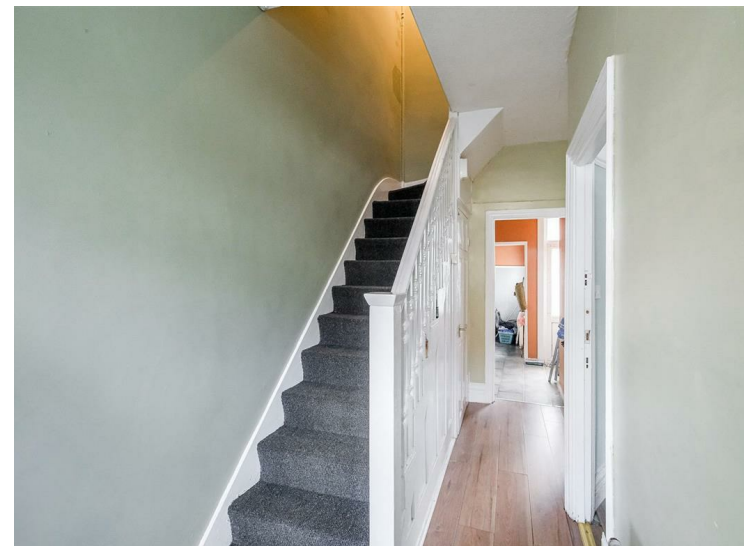


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information 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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Offers In Excess Of £475,000 Freehold
Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1



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



Welcome to this charming property located on Mount Avenue in the desirable area of Chingford. This delightful house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The property features a well-appointed bathroom, ensuring convenience and comfort for all residents. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of city life.

Mount Avenue is known for its friendly community, making it an ideal location for those seeking a peaceful and welcoming environment to call home. Don't miss the opportunity to make this lovely house your own and enjoy all that Chingford has to offer.

