



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. Made with Metropix (2024)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1001.00 sq ft

CHURCHILL
estates

Marmion Close, Chingford, E4 8EW
Offers In Excess Of £615,000 Freehold
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		73	

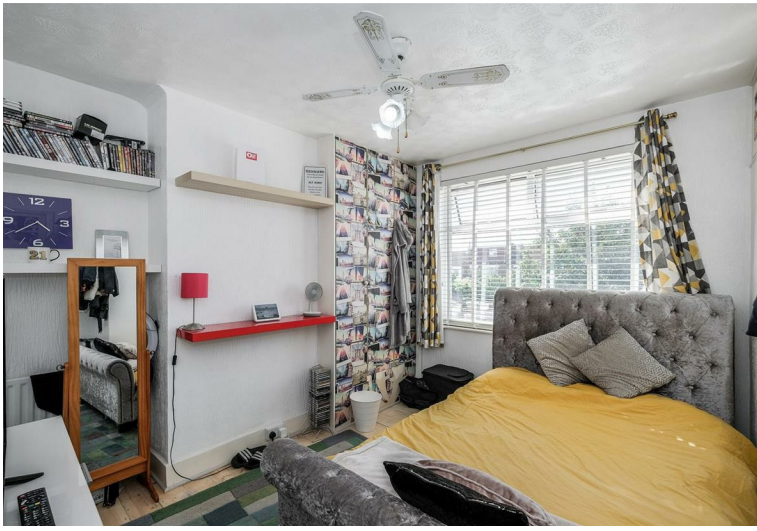
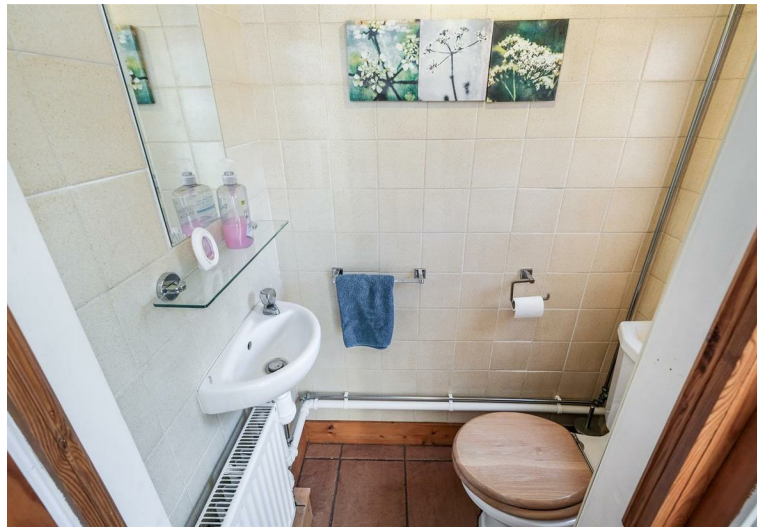


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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



Welcome to this charming property located on Marmion Close in the delightful area of Chingford. This mid-terrace house boasts a generous 1,001 sq ft of living space, perfect for a growing family or those who love to entertain.

Upon entering, you are greeted by not one, but two inviting reception rooms, offering ample space for relaxation and social gatherings. The property features four cosy bedrooms, providing plenty of room for a large family or overnight guests. With two bathrooms, morning routines will be a breeze, ensuring no one is kept waiting.

One of the standout features of this property is the parking provision for up to three vehicles, a rare find in this bustling neighbourhood. Say goodbye to the hassle of searching for parking after a long day at work.

Situated overlooking a lush green area, this home offers a tranquil escape from the hustle and bustle of daily life. Imagine waking up to the serene view of the greenery every morning, a perfect way to start your day.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Marmion Close.

