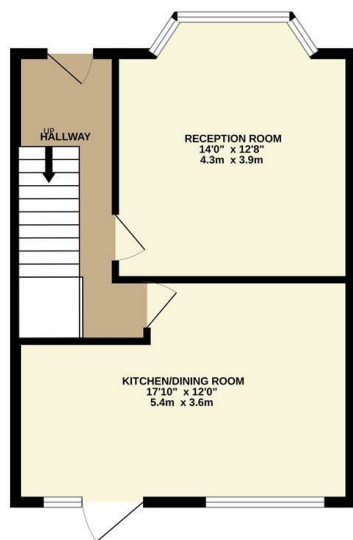
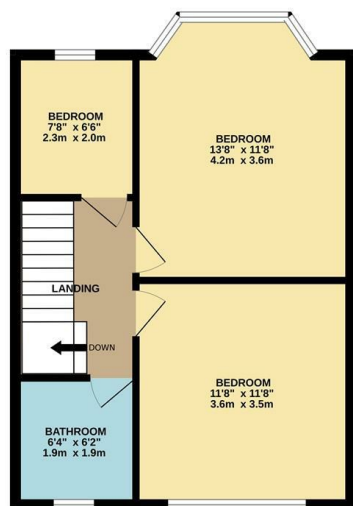




GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 sq.m.) approx.  
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 Metropac ©2024

Council: Waltham Forest | Council Tax Band: E | Floor Area: 904.00 sq ft

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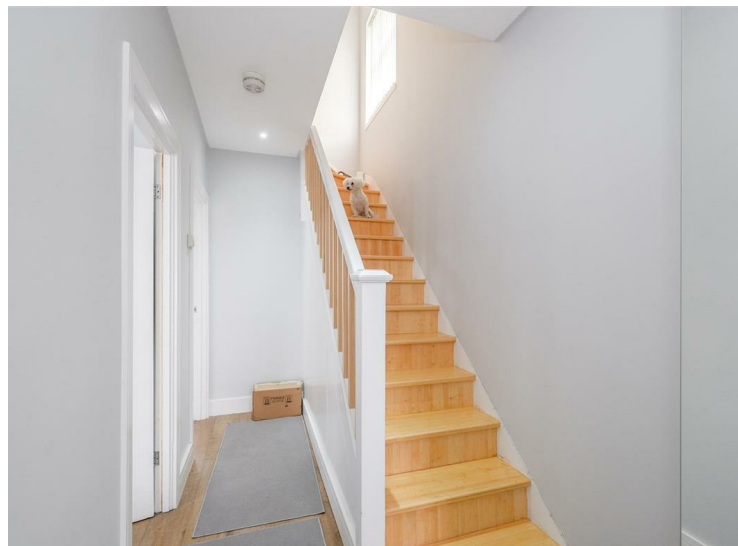
Marmion Avenue, Chingford, E4 8EP  
£575,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

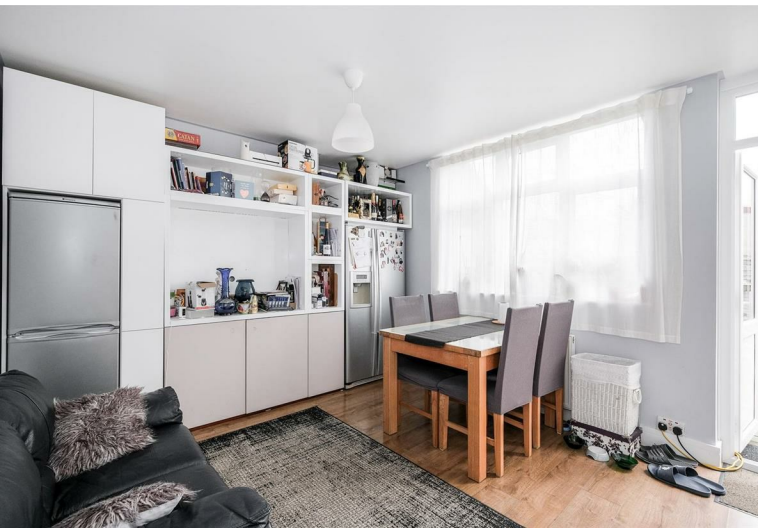


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 8524 0000** Email: **southchingford@churchill-estates.co.uk**



Welcome to this charming property located on Marmion Avenue in the delightful area of Chingford. This lovely house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is ample space for everyone to enjoy a good night's sleep.

Built between 1930-1939, this property exudes character and charm, offering a glimpse into the architectural style of that era. The house features a well-maintained bathroom, ensuring your comfort and convenience.

One of the standout features of this property is the parking space available for up to three vehicles, a rare find in many homes. Say goodbye to the hassle of searching for parking spots - you'll have plenty of room for your cars right at your doorstep.

Don't miss the opportunity to make this house your home. With its prime location, generous living spaces, and convenient parking, this property on Marmion Avenue is sure to capture your heart. Book a viewing today and envision the endless possibilities this charming house has to offer.

