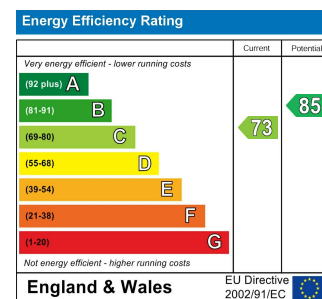




Total Area (Excluding Garage): 131.4 m² ... 1415 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



MARMION AVENUE, CHINGFORD

Offers In Excess Of £650,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedroom House
- 1930's End of Terrace
- Loft Converted
- Close to Local Amenities
- Approx 1415 Square Foot
- 70 Foot Garden
- Full Width Downstairs Extension
- Private Garage and Side Access
- Off Street Parking
- Oak Doors Throughout

An impeccable four bedroom, three bathroom 1930s end terrace, on a quiet turning in Chingford Mount. With over 1400 square foot of space across three floors, plus seventy foot garden, it's a very generous, move-in ready family home.

This fantastic home has been thoughtfully extended into the loft and to the rear, without any compromise to the outside space. The large garden is ideal for playing and entertaining alike. There's a private garage as well as a neatly brick paved driveway, for plenty of parking.

REQUEST A VIEWING
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0203 397 2222

E4 & N17
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0203 369 1818

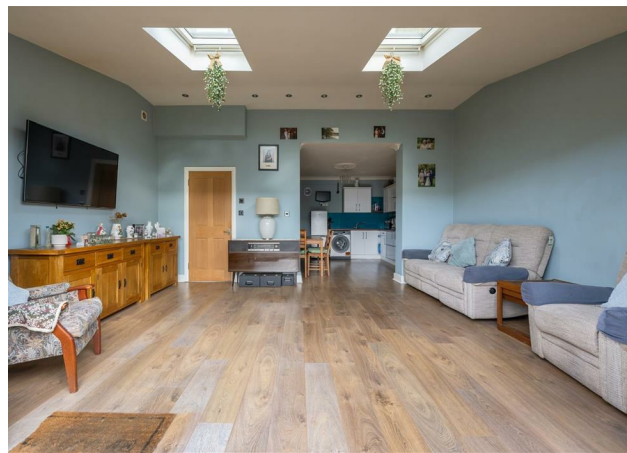
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IF YOU LIVED HERE...

Your welcoming hallway leads you to your 170 square foot reception, with bay window to the front. To the end of the hall is your fully tiled ground floor shower room. Next you'll find your kitchen/diner, with glossy white units, warm wood worktops and integrated ovens at the perfect height. This flows seamlessly into your second reception, a spectacular space of 210 square foot. Engineered flooring stretches underfoot, and a pair of skylights maximise the natural light. Bifold doors take you into your garden, with generous stone patio giving way to immaculate lawn.

On the first floor, a pocket door takes you into your second bathroom, also fully tiled with waterfall shower over the tub. The first of your four bedrooms sits to the rear, with bespoke wardrobe and 135 square foot of space to relax in. Your next bedroom is a generous 165 square foot double, with its own bay window. Soft neutral carpet lies underfoot. Bedroom three has forty five square feet, making it ideal as a nursery or study. Your loft suite is home to a huge 220 square foot sleeper, with twin skylights, and an en suite to the corner with outside ceiling mounted shower.

If you're driving you'll be pleased to find it's only half a mile to the North Circular, and you could be on the M11 heading out of town in as little as ten minutes. A short stroll takes you to the open green space of Chase Lane Park, seven minutes away on foot. All the amenities you need are close by on and around Hall Lane, a four minute walk from your new home. The blue waters of Stanstead Mill Stream and surrounding greenery are just a half mile stroll away, perfect for morning runs.

WHAT ELSE?

- 'Good' schools nearby include Chase Lane Primary, Lime Academy Larkwood and Chingford Foundation School.
- Your new local is the Old Hall Tavern, a dog friendly community pub with a mouthwatering menu of traditional fare.
- It's a five minute car trip to Chingford Golf Range, whenever you want to practice your swing.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchspots. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER
ASSISTANT BRANCH MANAGER

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Reception
12'3" x 13'9"

Bathroom
6'6" x 5'1"

Kitchen / Diner
10'10" x 11'5"

Storage / Utility

Reception
17'1" x 12'2"

Bedroom
6'2" x 7'10"

Bedroom
11'8" x 13'9"

Bedroom
11'6" x 11'5"

Bathroom
6'0" x 5'6"

Bedroom
14'1" x 16'7"

Ensuite
5'6" x 6'0"

Garden
approx. 71'2" x 20'8"

Garage
18'3" x 13'3"



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