



Guide Price
£475,000

Freehold

4x  1x  2x 

**Marmion Close,
Chingford, E4**



Main features

- Period family home in sought-after Marmion Close
- Excellent location just off New Road
- Spacious lounge areas and bedrooms
- Charming rear garden offering outdoor relaxation space
- Quiet cul-de-sac setting
- Great potential for modernisation

Accommodation

GROUND FLOOR

Lounge/Dining Area: 23'6 x 10'6 (7.17m x 3.20m)

Kitchen: 12'1 x 6'9 (3.69m x 2.06m)

FIRST FLOOR

Bedroom 2: 11'7 x 11'7 (3.53m x 3.53m)

Bedroom 3: 11'8 x 11'7 (3.56m x 3.53m)

Bedroom 4: 8'2 x 6'2 (2.49m x 1.88m)

Bathroom

SECOND FLOOR

Bedroom 1: 15'3 x 13'6 (4.65m x 4.12m)

En Suite

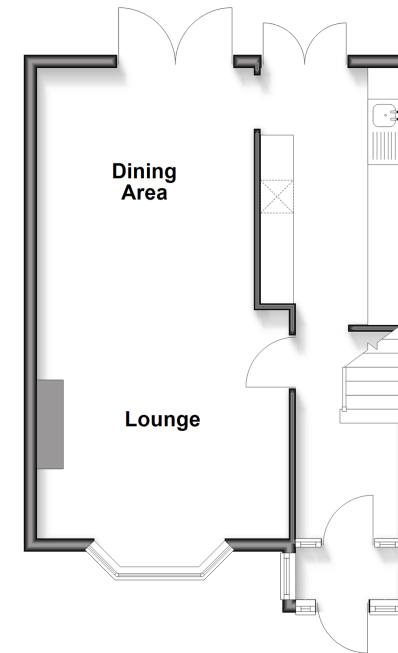
OUTSIDE

Front Garden

Rear Garden

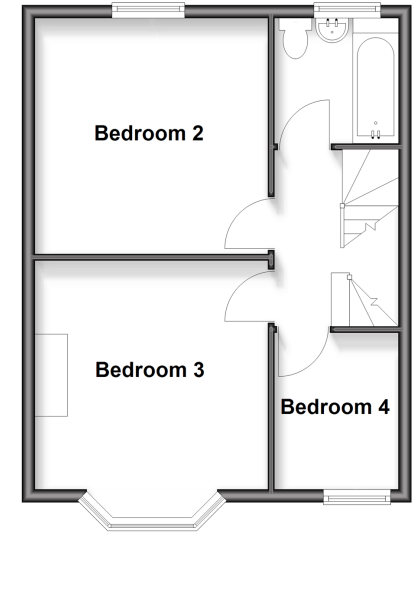
Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



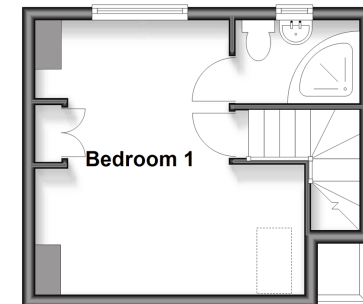
First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



Second Floor

Approx. 20.0 sq. metres (214.9 sq. feet)



Call Chingford - 020 8524 6331 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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