



Middleton Avenue, E4
8EE
London





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Kings Group - Chingford presents this three-bedroom terraced home on Middleton Avenue, offering well-proportioned living space in a convenient location.

The ground floor features an entrance porch and hallway, leading to a through lounge with a bay window and fireplace features, providing a comfortable living area. The kitchen is fitted with base and eye-level units, roll-top work surfaces, and tiled splashbacks, offering ample storage and workspace.

On the first floor, there are two double bedrooms with fitted wardrobes, a single bedroom, and a fully tiled family bathroom. The layout is functional, making it suitable for a variety of buyers.

The rear garden is partially decked and laid to lawn, with a storage shed and summer house, providing outdoor space for relaxation or storage. At the front, the property benefits from off-street parking.

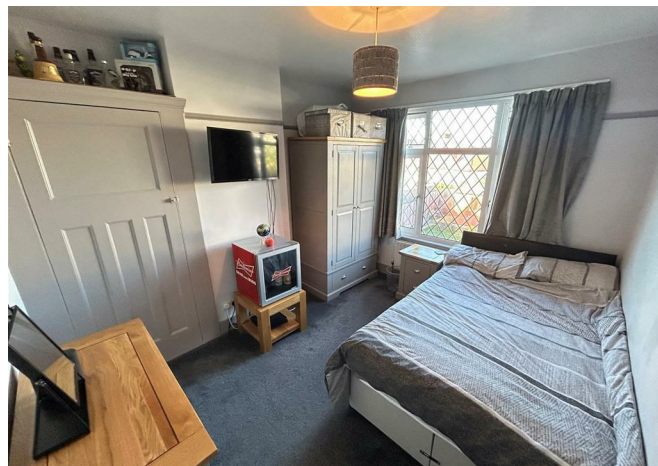
Located near Chingford Mount, this property is within easy reach of shops, restaurants, and cafés. Excellent transport links include multiple bus routes from The Mount and convenient access to the A406 North Circular. Green spaces such as local parks and Epping Forest provide plenty of opportunities for outdoor activities.

Local schools include Yardley Primary, Chase Lane Primary, Parkside Primary, Larkwood Primary Academy, and the well-regarded Chingford Foundation School.

A well-located home with practical living space—early viewings are recommended.

Call Kings today on 0208 524 7444!

Offers In Excess Of £515 000



- FREEHOLD
- THROUGH LOUNGE
- DOUBLE GLAZED
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

- 3 BEDROOMS
- OFF STREET PARKING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

PORCH

HALL

LIVING ROOM 12'8 x 11'5 (3.86m x 3.48m)

DINING ROOM 10'9 x 10' (3.28m x 3.05m)

KITCHEN 10' x 8'11 (3.05m x 2.72m)

LANDING

BEDROOM 14' x 11'4 (4.27m x 3.45m)

BEDROOM 11'3 x 11'2 (3.43m x 3.40m)

BEDROOM 6' x 5'2 (1.83m x 1.57m)

BATHROOM 6'11 x 5'3 (2.11m x 1.60m)

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

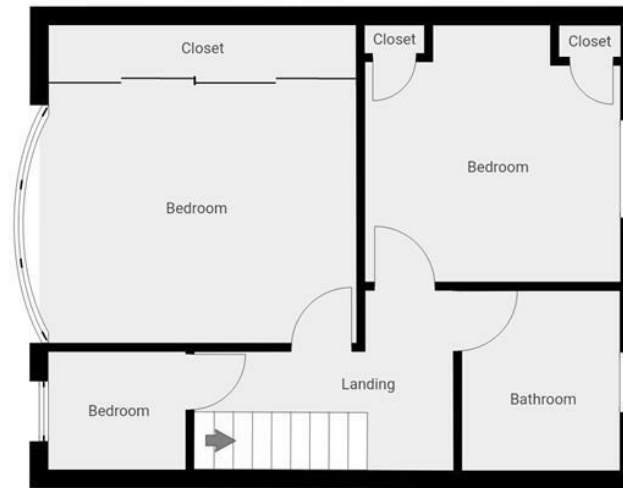
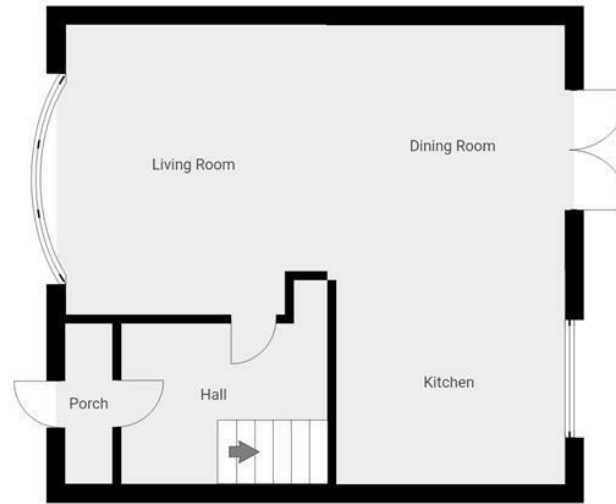
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Energy Efficiency Rating

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



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