



Marmion Avenue, E4
8EH
London





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Kings Group - Chingford presents this three-bedroom end of terrace home on Marmion Avenue, offering well-proportioned living space in a convenient location.

The ground floor features an entrance porch and hallway, leading to a separate living room with a bay window and fireplace features. The dining room provides additional reception space, ideal for family meals or entertaining. A rear extension accommodates a fair-sized kitchen, fitted with white gloss base and eye-level units, offering ample storage and workspace. A downstairs toilet adds to the practicality of the layout.

On the first floor, there are two double bedrooms with fitted wardrobes, a single bedroom, and a fully tiled family bathroom.

The rear garden is partially paved and laid to lawn, with a garage at the rear, providing additional storage or parking options. At the front, the property benefits from off-street parking.

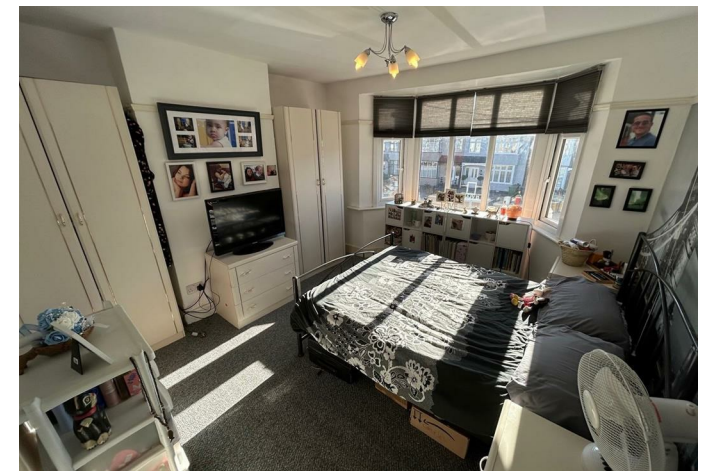
Located near Chingford Mount, this property is within easy reach of shops, restaurants, and cafés. Excellent transport links include multiple bus routes from The Mount and convenient access to the A406 North Circular. Green spaces such as local parks and Epping Forest provide plenty of opportunities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

FREEHOLD

Asking Price £565,000



- FREEHOLD
- 3 BEDROOMS
- DOWNSTAIRS W.C
- DOUBLE GLAZED & GAS CENTRAL HEATING
- COUNCIL TAX BAND TBC

- END TERRACE
- 2 RECEPTIONS
- OFF STREET PARKING & GARAGE
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

PORCH

HALL

LIVING ROOM 12'6 x 11'5 (3.81m x 3.48m)

DINING ROOM 11'7 x 11'5 (3.53m x 3.48m)

KITCHEN 16'2 x 8'5 (4.93m x 2.57m)

DOWNSTAIRS W.C

LANDING

BEDROOM 11'7 x 11'4 (3.53m x 3.45m)

BEDROOM 11'4 x 11'3 (3.45m x 3.43m)

BEDROOM 5'11 x 6' (1.80m x 1.83m)

BATHROOM 5'11 x 5'11 (1.80m x 1.80m)

GARAGE

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.

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

4. Services: Please note we have not tested the services or any of the equipment or appliances in this

property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.






Energy Efficiency Rating

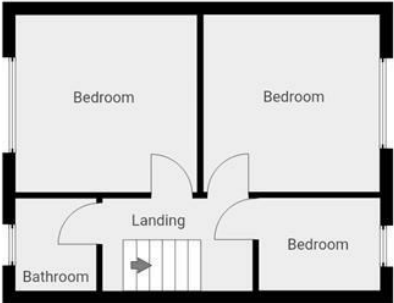
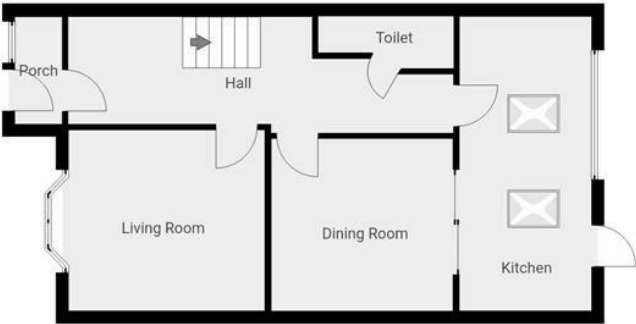
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC





THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor. Note: These details are correct at time of going to press.

