



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose
Maple Avenue, E4

Approximate Gross Internal Floor Area: 92.44 sq m / 995 sq ft
Garage/ Shed: 15.61 sq m / 168 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/6/2024



13 Maple Avenue, Chingford, London, E4 8RR

Guide Price £475,000

- Three double bedrooms
- Garden
- W/C
- Car port
- Garden storage
- Newly refurbished throughout
- Kitchen/dinner
- Chain free
- Peaceful location
- Rear access

13 Maple Avenue, London E4 8RR

Newly renovated mid terrace family home complete with kitchen/dinner, separate reception, W/C, three double bedrooms and a car port. Offered for sale chain free.

Welcome to this beautifully refurbished three double bedroom mid-terrace house, situated on the charming Maple Avenue in Chingford. Offered chain-free, this delightful home is ready to welcome its new owners with a perfect blend of modern comfort and stylish living.

As you step inside, you are immediately greeted by the fresh and contemporary ambiance that flows throughout the property. The spacious kitchen/diner is a true highlight, featuring sleek new fittings and ample space for both cooking and dining. This area is perfect for family meals and entertaining guests, providing a central hub for daily life.

At the rear of the home, you'll find the inviting reception room, offering a cozy retreat with direct access to the garden. This light-filled space is ideal for relaxation and gatherings, creating a seamless connection between indoor and outdoor living. The property also benefits from a convenient downstairs toilet, adding to the practicality and ease of modern living. Upstairs, three generously sized double bedrooms provide comfortable and stylish accommodations for the whole family. Each room has been tastefully refurbished, ensuring a serene and welcoming atmosphere.

Outside, the garden is a private oasis, perfect for enjoying warm summer days and outdoor activities. The external storage offers additional space for all your garden tools and equipment, keeping everything neat and organized. Parking is a breeze with the included carport, providing secure and convenient off-street parking. Located on Maple Avenue, this home enjoys a prime position in Chingford, with excellent local amenities, schools, and transport links all within easy reach.

Don't miss the opportunity to make this newly refurbished, chain-free three double bedroom mid-terrace house your own. With its modern interiors, practical layout, and desirable location, this property is a true gem. Schedule a viewing today and experience the perfect blend of style and convenience in Chingford.



Council Tax Band: C

