



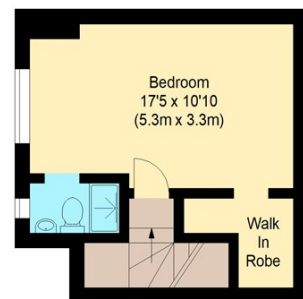
Directions

Viewings

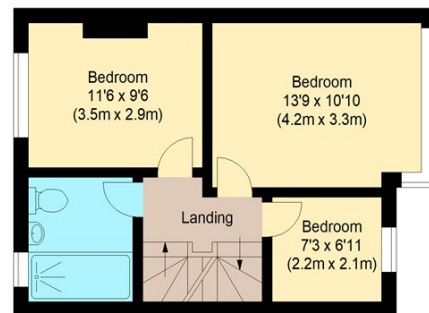
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

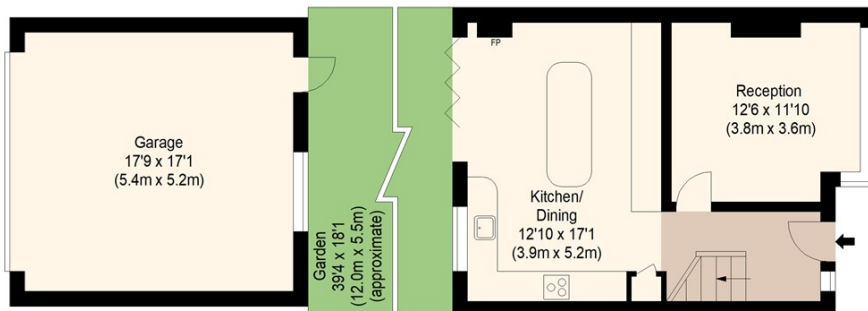
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second Floor



First Floor



Ground Floor

william rose
Middleton Avenue, E4

Approximate Gross Internal Floor Area : 111.20 sq m / 1197 sq ft
Garage : 28.08 sq m / 302 sq ft



130 Middleton Avenue, Chingford, London, E4 8EE

Guide Price £575,000

- Four bedroom house
- Mid-terrace
- Popular location
- Well maintained
- En-suite to master bedroom
- Two bathrooms
- Double garage to rear
- Separate reception room
- 1930's style
- Good size garden



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.

ipaplus.com

Date: 10/1/2024

130 Middleton Avenue, London E4 8EE

A four bedroom family home located on a popular residential turning with large garage at the rear, generous garden and two bathrooms. Just a short walk to Chingford Mount town centre with its vibrant mix of shops and hospitality.

Guide Price £600,000 - £625,000

This attractive 1930's 4-bedroom terraced home is great for families. The 17ft kitchen is a great space for entertaining and benefits from bi-fold doors that open out onto the decking area which is a great space for relaxing in the summer. At the rear of the garden there is a garage great for storage or converting to a home office or gym.

Heading up the stairs you have three well-proportioned bedrooms and a well-appointed family bathroom off the landing. On the second floor you have a large master bedroom with an en-suite and walk in wardrobe.

There are many popular schools close by such as Chase Lane Primary, which makes this an ideal home. You have many bus routes, and you can cycle to Higham's Park Station in under 12 minutes and use the secure cycle hub to store your bike at the station. You're never far from green space being a short walk from Memorial Park and Chase Lane Park. Schooling won't be a problem with plenty to choose from all the way from nursery to sixth form.

E.P.C Rating: TBC
Council Tax Band: D
Local Authority: Waltham Forest
Freehold

All the information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Council Tax Band: D

