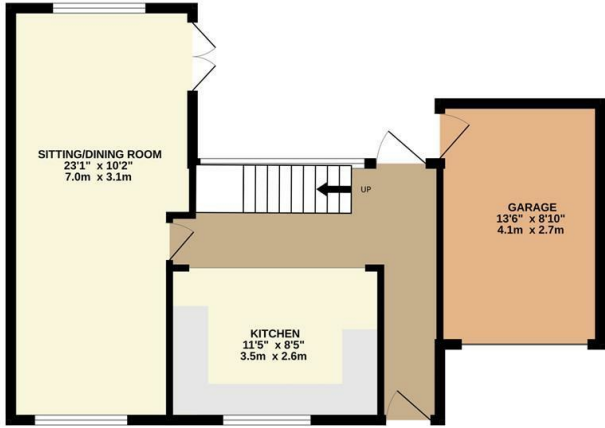
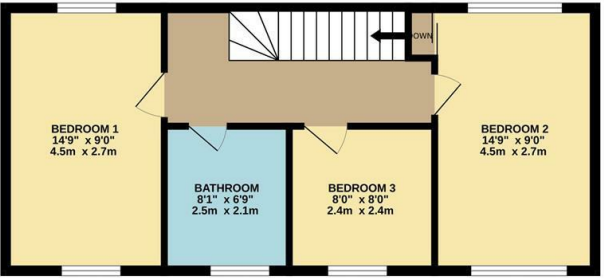




GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 1045.00 sq ft

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 Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates

CHURCHILL
estates

Maple Avenue, Chingford, E4 8RR
Asking Price £475,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Located on Maple Avenue in Chingford, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. The well-appointed lounge diner offers a welcoming atmosphere, perfect for entertaining guests or enjoying family meals. The property boasts three generously sized bedrooms, providing ample space for relaxation and rest.

One of the standout features of this home is the attached garage, which adds convenience and additional storage options. The property is situated in a desirable location, close to good schools, making it an ideal choice for families seeking quality education for their children.

With no onward chain, this home is ready for you to move in and make it your own. The end-of-terrace position enhances privacy and offers a sense of space, making this property a rare find in the area.

In summary, this semi-detached house on Maple Avenue is a fantastic opportunity to secure a comfortable family home in a sought-after location. Don't miss your chance to view this lovely property and envision the wonderful memories you could create here.

