



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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: D | Floor Area: 829.00 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.

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Middleton Avenue, Chingford, E4 8EE
£550,000 Freehold

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



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



Nestled on the charming Middleton Avenue in Chingford, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 829 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment.

The three spacious bedrooms provide ample room for family living or guests, ensuring everyone has their own private sanctuary. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the parking spaces available for two vehicles, a rare find in this sought-after area. This added convenience makes daily life easier, whether you are commuting or enjoying local amenities.

Chingford is known for its vibrant community and excellent transport links, making it an ideal location for families and professionals alike. With parks, shops, and schools nearby, this property is perfectly situated to enjoy all that the area has to offer.

In summary, this charming house on Middleton Avenue is a wonderful opportunity for those seeking a comfortable and practical home in a desirable location. Don't miss the chance to make it your own.

