



46 Maida Avenue

, London, E4 7JJ

£635,000

A spacious three-bedroom home with a conservatory, generous garden and separate garden room, set in a convenient Chingford location.

Arranged over two floors, the house offers approximately 1,200 sq ft of internal space. The ground floor features a welcoming hall, a front reception room with a bay window, and a large kitchen/dining room measuring approximately 21'8" x 15'9". From here, doors lead to the conservatory and out to the garden. A ground-floor WC with shower adds convenience.

The rear garden measures approximately 65'7" x 23'11" and includes a separate garden room and storage area, providing useful extra space for hobbies, working from home or entertaining.

Upstairs are three bedrooms, including two double rooms, a family bathroom and a separate shower room. The property is well placed for local amenities, with bus services from Maida Avenue and Chingford shops and services nearby. Chingford also offers access to Epping Forest, with its woodland walks and open spaces.

For families, Yardley Primary School on Hawkwood Crescent and Chingford Foundation School on Nevin Drive are both in the wider local area. School admissions and journey times should be checked independently.

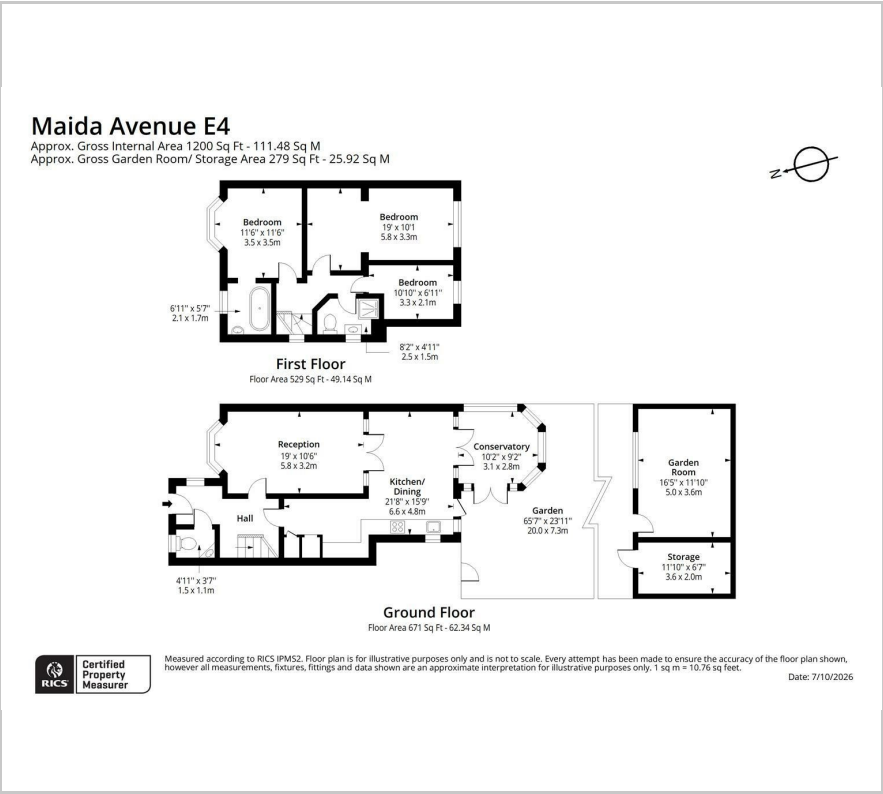
Approximate areas: 1,200 sq ft internal; 279 sq ft garden room/storage area, as shown on the supplied floorplan.

Viewing

Please contact our Chingford Office on 0208 529 8700 if you wish to arrange a viewing appointment for this property or require further information.



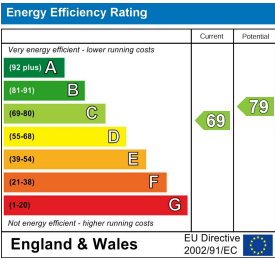
Floor Plan



Area Map



Energy Efficiency Graph



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