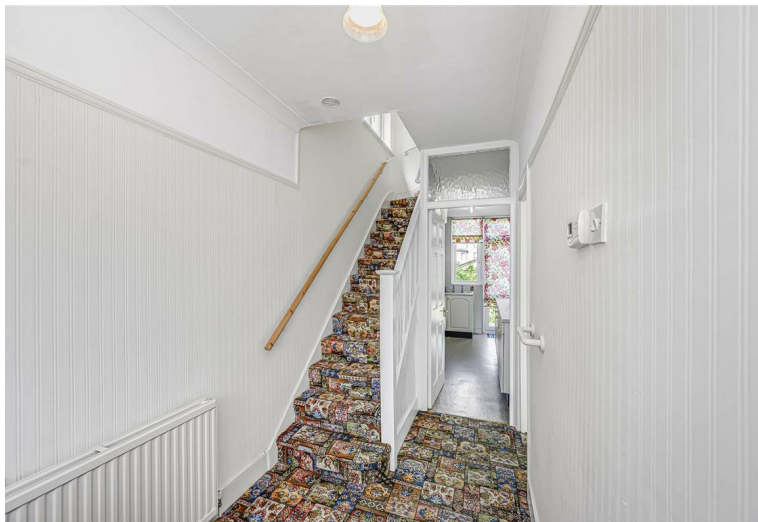
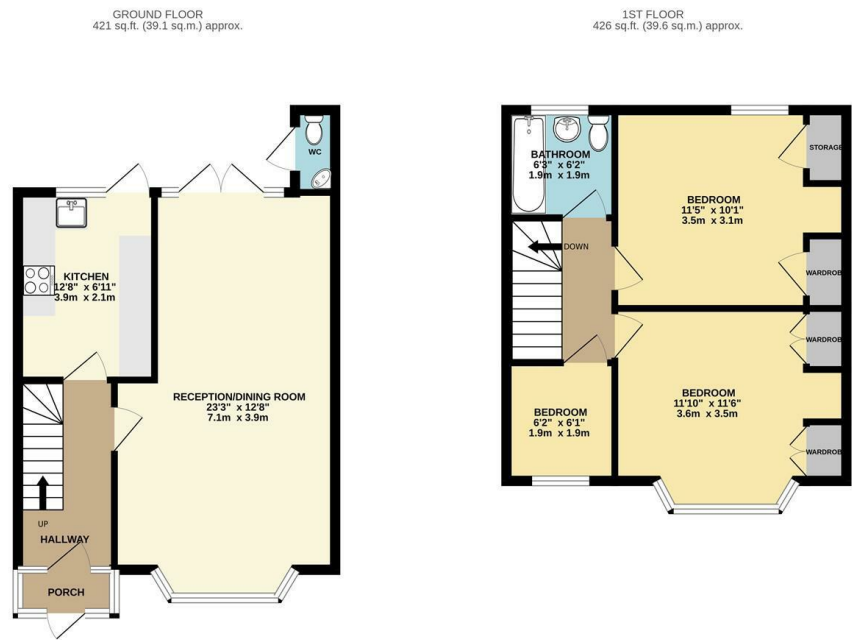




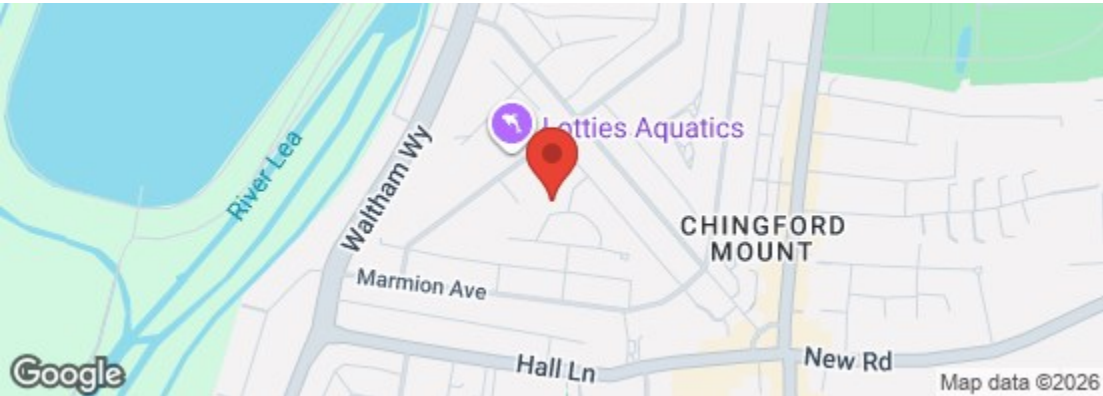
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 847.00 sq ft

Marmion Close, Chingford, E4 8EN
Offers In Excess Of £525,000 Freehold

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

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	

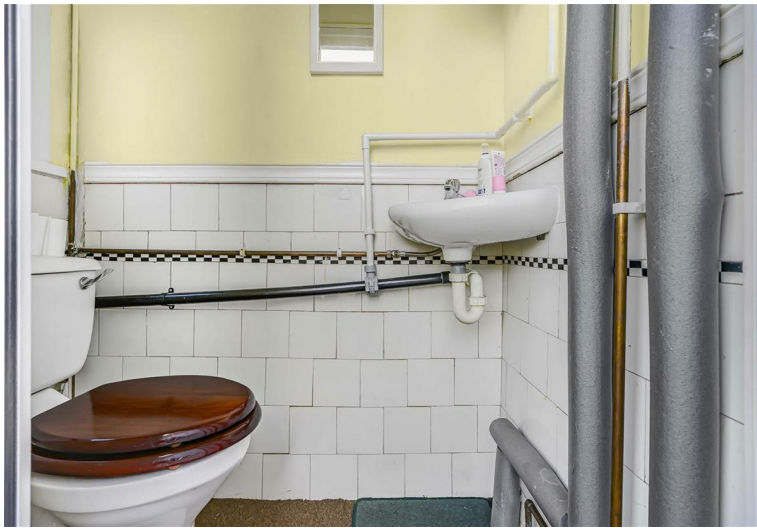


The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information 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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Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Nestled in the tranquil cul-de-sac of Marmion Close, Chingford, this charming house presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. The single reception room offers a welcoming area for relaxation and entertaining, providing a comfortable setting for family gatherings or quiet evenings in.

One of the standout features of this home is its picturesque view, as it overlooks a lush green space, enhancing the sense of serenity and connection to nature. The property is chain-free, allowing for a smooth and efficient purchasing process, which is particularly appealing for prospective buyers.

Situated close to Chingford Mount, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities. This prime location ensures that everything you need is just a short distance away, while still offering the peace and quiet of a residential area.

In summary, this delightful house on Marmion Close is a perfect blend of comfort, convenience, and charm, making it an ideal choice for anyone looking to settle in Chingford. Don't miss the chance to make this lovely property your new home.

