



TOTAL FLOOR AREA: 1249 sq.ft. (116.1 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: D | Floor Area: sq ft

CHURCHILL
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Middleton Avenue, London, E4 8EE

Asking Price £575,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(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



Located on the desirable Middleton Avenue in Chingford, this splendid ground floor extended four-bedroom house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property is ideal for both entertaining guests and enjoying family time. The well-appointed kitchen provides a welcoming space for culinary adventures, while the two bathrooms, including one on the ground floor, feature underfloor heating for added luxury and warmth.

The property boasts a driveway that accommodates two vehicles, complete with an electrical charge point, making it convenient for electric car owners. Additionally, a double garage provides ample storage or further parking options.

Families will appreciate the proximity to excellent schools, ensuring that education is easily accessible. The vibrant Chingford Mount area is just a short distance away, offering a variety of shops, cafes, and local amenities to enjoy.

Whether you are looking for a family home or a property with potential for investment, this house on Middleton Avenue is a remarkable opportunity not to be missed.

