

Mount Avenue, E4

PAUL BERG

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Guide Price £475,000-£500,000
Freehold

Two bedroom terraced house | Chain free | Freehold

Your first home, with no chain holding you back.

Offered chain free, this two bedroom terraced house sits in a quiet location on Mount Avenue. With no onward chain, you can move with more certainty on timing, mortgage offers and your moving date.

The property is ready for someone to put their own mark on it, with scope to add value over time, including potential to convert the loft (subject to the usual consents). Outside, there's a garden to enjoy, and the house is freehold, so there's no ground rent or service charge to budget for.

The shops, cafés and transport links at Chingford Mount are just a short walk away.

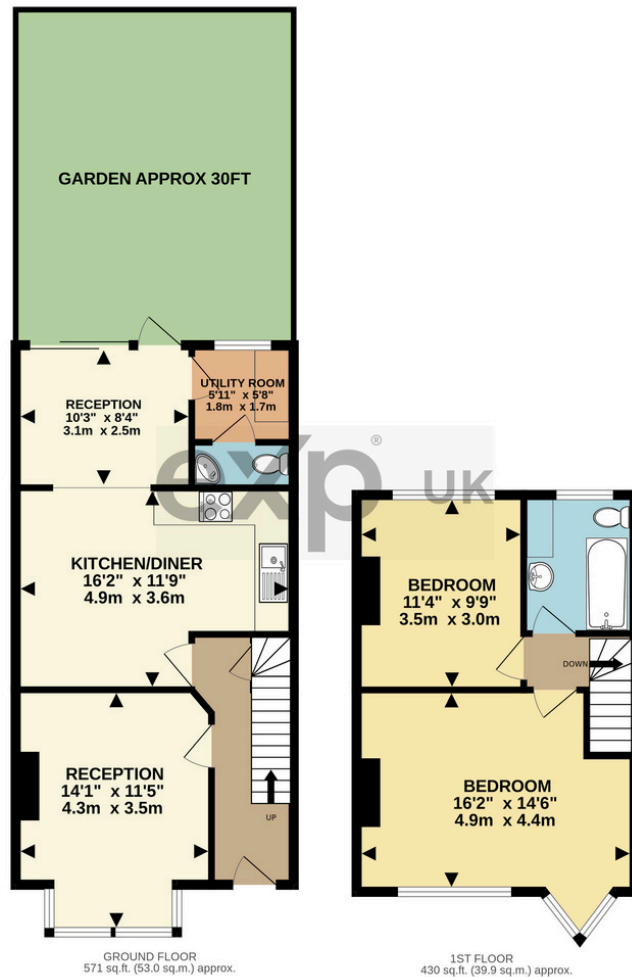
Chain-free homes like this attract strong interest from first-time buyers



Tel: 07951 529 224

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TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Waltham Forest

Council Tax: Band D - £2,386.96 per annum

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