



Middleton Avenue, Chingford, E4 Asking Price £650,000.00 (Freehold)

Spencer Munson are delighted to offer this charming three-bedroom mid-terraced family home, situated on Middleton Avenue. The ground floor offers a welcoming front porch area leading into a bright hallway with a front reception room, a separate dining room to the rear with sliding doors opening onto the garden and a fitted kitchen. There is also a useful separate utility area. To the first floor are two generous double bedrooms, a further single bedroom and a modern family bathroom. The second floor benefits from a loft space, providing you with additional storage and making this an ideal family home. Externally, the property boasts a large, private rear garden, perfect for outdoor entertaining, relaxing or family enjoyment.

The property is conveniently located close to a range of excellent schools, making it particularly appealing to families. Chingford Mount Bus Station is also nearby, providing excellent transport links towards Walthamstow Central and Stratford City. Chingford Mount itself is within easy reach and offers a variety of shops, cafés and local amenities.

The property is offered chain-free, providing a opportunity for buyers looking to move without an onward chain.



Lounge

3.73m (12'3) x 4.65m (15'3)



Dining Room

2.9m (9'6) x 3.73m (12'3)

Kitchen

2.31m (7'7) x 2.36m (7'9)



Bedroom One

2.82m (9'3) x 4.7m (15'5)



Bedroom Two



3.86m (12'8) x 2.92m (9'7)

Bedroom Three



2.49m (8'2) x 1.98m (6'6)

Bathroom



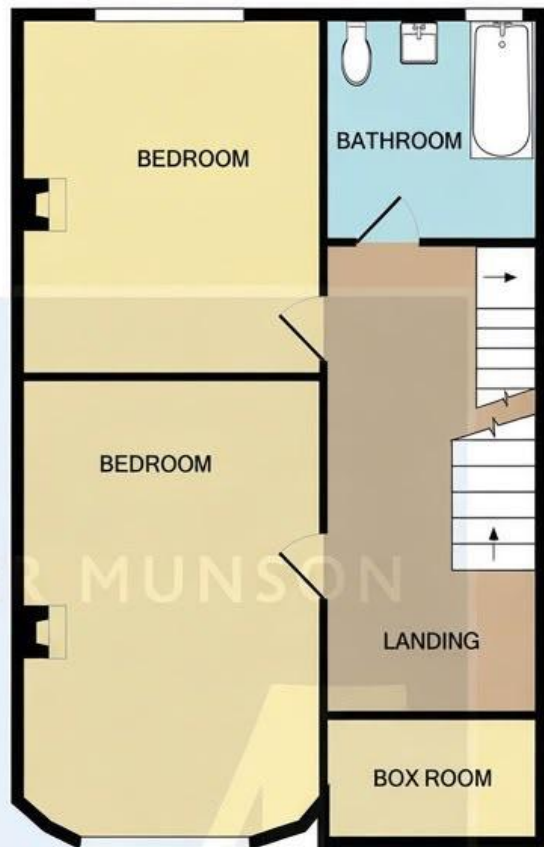
Garden



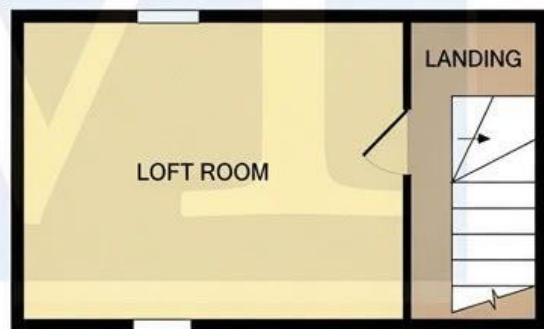
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	58	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1592 SQ.FT. (147.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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