



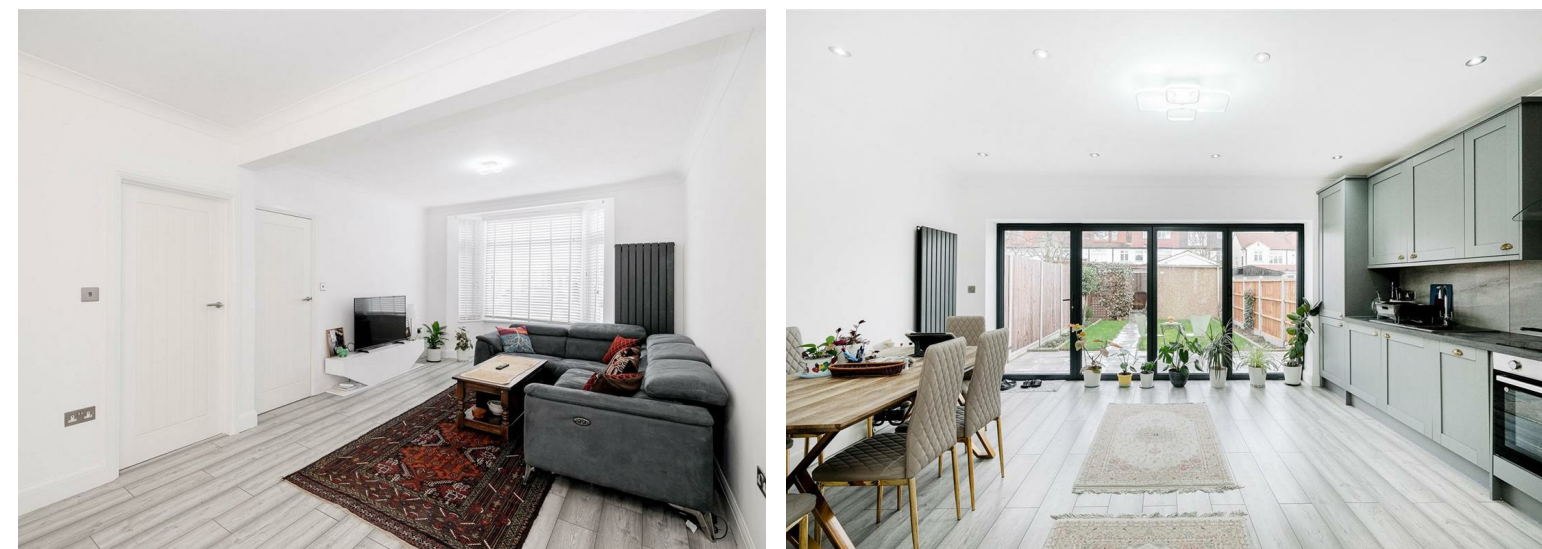
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropac (2024)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1338.00 sq ft

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Marmion Avenue, Chingford, E4 8EP
Asking Price £650,000 Freehold

Bedrooms: 4 | Reception Rooms: 1 | Bathrooms: 1



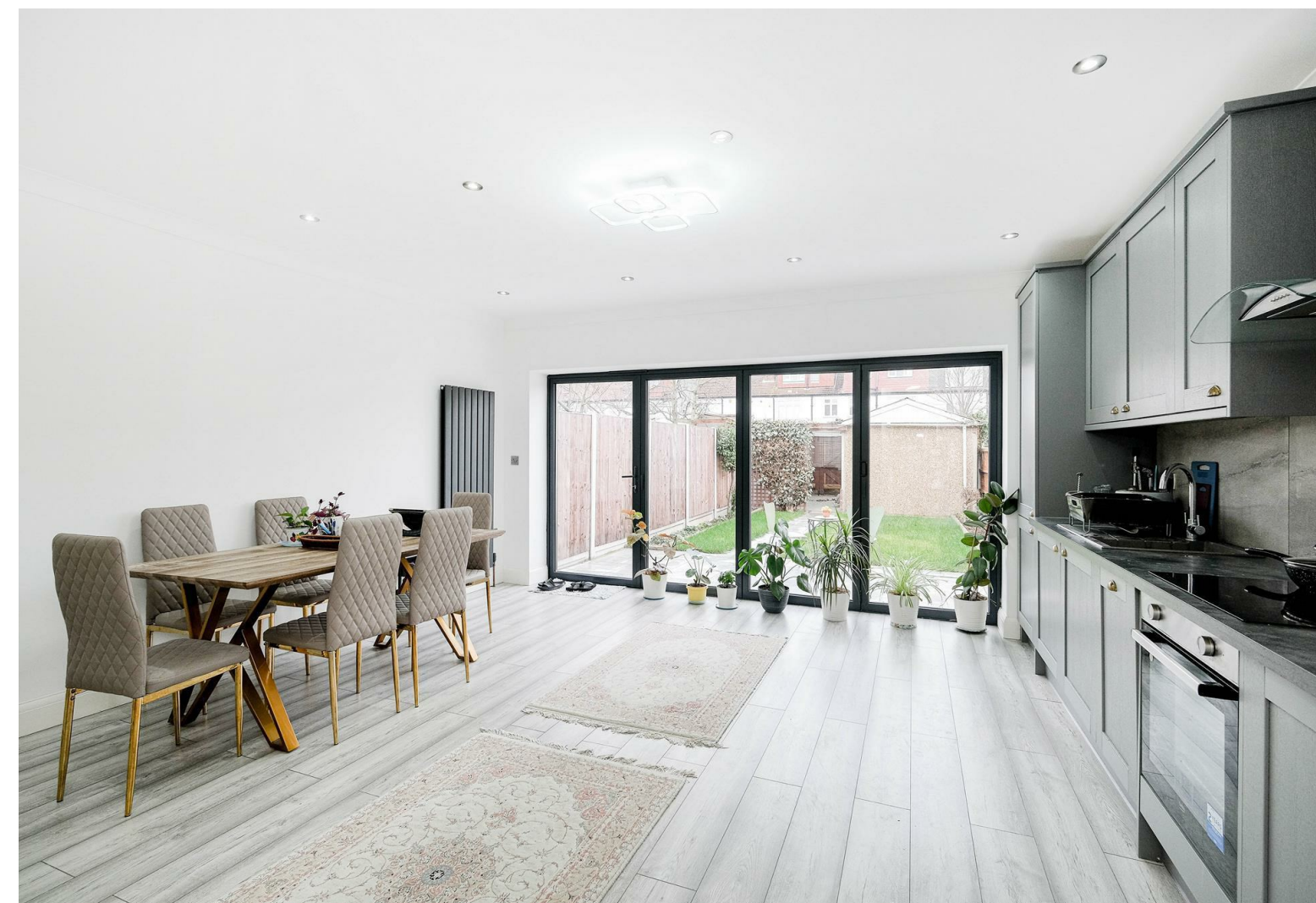
Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
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.



Nestled on the charming Marmion Avenue in Chingford, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,338 square feet, the property boasts four bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a spacious reception room that exudes warmth and invites relaxation. The heart of the home is undoubtedly the large kitchen extension, which provides ample room for culinary creativity and family gatherings. This area is designed to be both functional and stylish, ensuring that it meets the demands of contemporary living.

The property also features a loft room, which can serve as an additional bedroom, office, or playroom, offering versatility to suit your lifestyle. The bathroom is well-appointed, ensuring convenience for all residents.

Outside, you will find a driveway that accommodates one vehicle, along with rear access to a garage, providing additional storage or parking options. The location is particularly advantageous, as it is situated close to Chingford Mount, where you will discover a variety of local shops and excellent transport links, making commuting a breeze.

This property is presented in excellent condition and is chain-free, allowing for a smooth transition into your new home. With its desirable features and prime location, this house on Marmion Avenue is a wonderful opportunity not to be missed.

