



Council: Waltham Forest | Council Tax Band: D | Floor Area: 990.00 sq ft

**CHURCHILL**  
estates

Marmion Avenue, Chingford, E4 8EP  
£550,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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](mailto:southchingford@wearechurchills.co.uk)



Nestled on the charming Marmion Avenue in Chingford, this delightful house offers a perfect blend of comfort and convenience. Spanning an impressive 990 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The property also has planning permission for a 6 metre rear extension and being offered on a chain free basis also makes the move much smoother.

Upon entering, you are greeted by a welcoming reception room that exudes warmth and character. The property boasts an additional reception room, providing ample space for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, equipped to meet all your culinary needs.

The house also includes a well-appointed bathroom, ensuring that all essential amenities are readily available. For those with vehicles, the property offers parking for two cars, a valuable feature in this sought-after area.

Situated close to Chingford Mount, residents will enjoy easy access to a variety of local shops, cafes, and parks, making it a vibrant community to call home. This property presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with all the conveniences of modern living. Don't miss the chance to make this charming house your new home.

