

Marmion Avenue, Chingford, E4 8EP

£600,000

Coultons

PROPERTY SUMMARY

Situated on a quiet residential road, this well-presented four-bedroom 1930s mid-terrace family home offers spacious and versatile accommodation throughout. Features include a bright through lounge, an extended modern fitted kitchen with integrated appliances and a dining area, a ground floor shower room, a first-floor family bathroom, double glazing, and gas central heating.

The impressive kitchen benefits from bi-fold doors opening onto a rear garden measuring approximately 33ft in length, featuring a paved patio area, lawn, and a garage to the rear accessed via a service road. To the front, the property provides off-street parking for two vehicles.

Marmion Avenue is ideally positioned close to the vibrant Chingford Mount shopping area, offering an excellent selection of bars, restaurants, cafés, and everyday amenities. The nearby Cork Tree Retail Park is home to a range of well-known retailers including Aldi, Currys, Pets at Home, and Sports Direct. Excellent transport links are available via numerous local bus routes, while the A406 North Circular Road is within easy reach for commuters.

The area is well served by open green spaces, with several local parks and the extensive woodland and recreational facilities of Epping Forest close by. Families will also appreciate the selection of highly regarded local schools, including Chase Lane Primary School, Parkside Primary School, and Larkswood Primary Academy.

The property is being sold on a chain free basis and in our opinion would make an ideal family home, combining generous living space with a convenient and sought-after location. Early viewing is highly recommended.

4

2

1













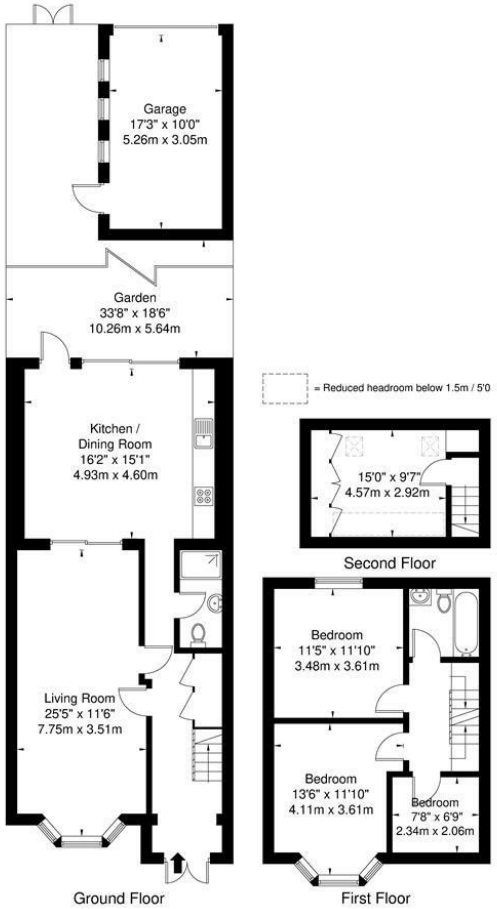






Marmion Avenue, London, E4 8EP

Approximate Gross Internal Area = 120.7 sq m / 1299 sq ft
Garage = 16 sq m / 172 sq ft
Total = 136.7 sq m / 1471 sq ft



For Illustration Purposes Only - Not To Scale

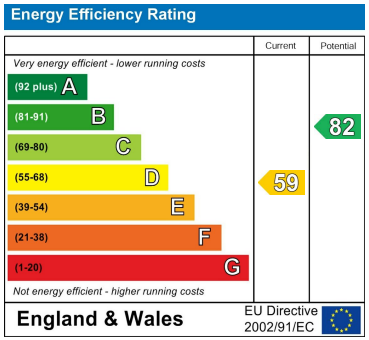
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coultons

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk