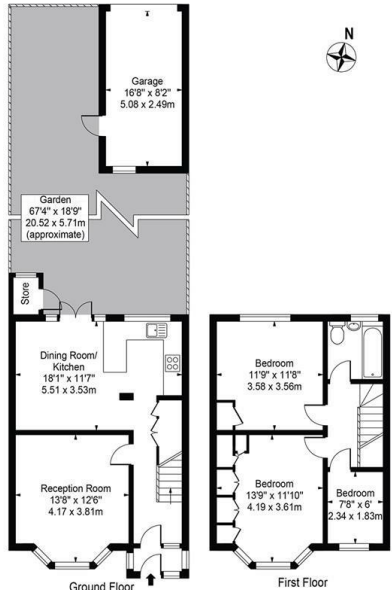




Marminon Avenue, E4 8EH  
Approx. Gross Internal Area - 905 Sq Ft - 84.08 Sq M  
(Excluding Garage & Store)  
Approx. Gross Internal Area Of Store - 12 Sq Ft - 1.07 Sq M  
Approx. Gross Internal Area Of Garage - 136 Sq Ft - 12.65 Sq M



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.

Council: Waltham Forest | Council Tax Band: D | Floor Area: 905.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**CHURCHILL**  
estates



**CHURCHILL**  
estates

Marmion Avenue, Chingford, E4 8EH  
Offers Over £550,000 Freehold

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



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





Nestled on the charming Marmion Avenue in Chingford, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 905 square feet, the property features a well-appointed reception room that provides an inviting space for relaxation and entertainment.

With three spacious bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The single bathroom is well-maintained, ensuring a pleasant experience for all residents.

One of the standout features of this property is the parking spaces available for two vehicles, a rare find in this sought-after area. The location is particularly advantageous, being in close proximity to Chase Lane School, making it an excellent choice for families with children. Additionally, Chingford Mount is easily accessible, offering a variety of shops, restaurants, and local amenities to cater to your everyday needs.

This well-maintained home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a vibrant community, this property on Marmion Avenue presents a wonderful opportunity to enjoy comfortable living in a desirable location.

