



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

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 Metrage (2020)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1239.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



CHURCHILL
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Middleton Avenue, Chingford, E4 8EG
Offers In Excess Of £600,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



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

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Nestled on the charming Middleton Avenue in Chingford, this delightful 1930s house offers a perfect blend of classic character and modern convenience. Spanning an impressive 1,239 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With four well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The two bathrooms, plus a convenient ground floor WC, ensure that morning routines run smoothly for everyone in the household.

One of the standout features of this home is the lovely conservatory, which invites natural light and provides a serene space to relax while overlooking the beautifully maintained garden. This outdoor area is perfect for gardening enthusiasts or for hosting summer barbecues with family and friends.

Parking is a breeze with off street parking and a detached garage to rear, making this property not only practical but also highly desirable. Additionally, its proximity to local amenities and the scenic Mount adds to the appeal, offering a wonderful balance of suburban tranquillity and accessibility.

This charming house on Middleton Avenue is a rare find, combining period features with modern living, making it an ideal choice for those seeking a welcoming family home in a sought-after location.

