



TOTAL FLOOR AREA: 990 sq ft. (92.0 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any purchase or other transaction. The agent, its agents and any other persons involved in the sale do not warrant, represent or guarantee the accuracy of the information contained herein. The agent is not responsible for any error, omission or misstatement. The agent is not responsible for any error, omission or misstatement. The agent is not responsible for any error, omission or misstatement.

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

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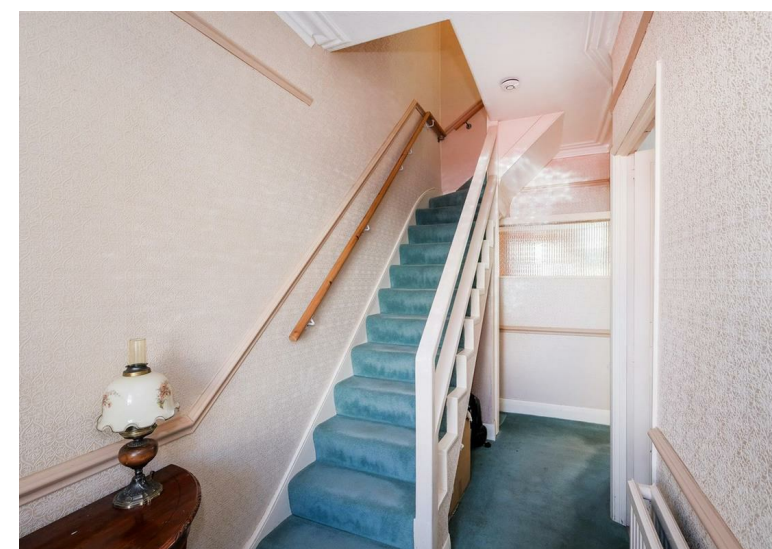
Mount Avenue, London, E4 6SY
Offers Over £455,000 Freehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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



Located in the desirable area of Mount Avenue, Chingford, this charming mid-terrace house presents an excellent opportunity for families and first-time buyers alike.

Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

One of the standout features of this home is its proximity to Chingford Mount, where you will find a variety of shops, cafes, and local amenities, ensuring that daily conveniences are just a stone's throw away.

Additionally, the property is situated near highly regarded local schools, making it an ideal choice for families seeking quality education for their children.

The house is offered chain-free, providing a smooth transition for prospective buyers. With its appealing location and practical layout, this property is a wonderful opportunity to create a warm and welcoming home in a vibrant community.

Don't miss your chance to view this delightful residence in Chingford.

