



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

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.

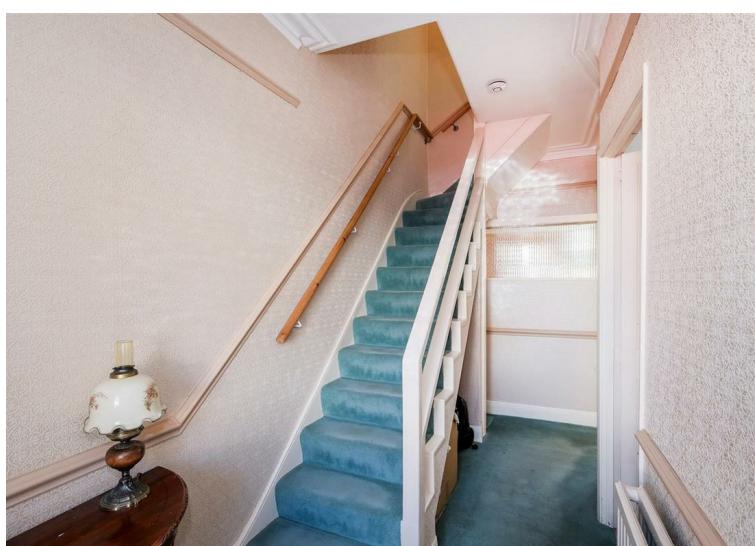
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates

**CHURCHILL**  
estates

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

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



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.

