



We believe every effort 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapogen 12/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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| Four Bedrooms | Cul De Sac | Close to Mount | Chain Free | Good Sized Garden | Bathroom with Separate WC | Through Lounge |

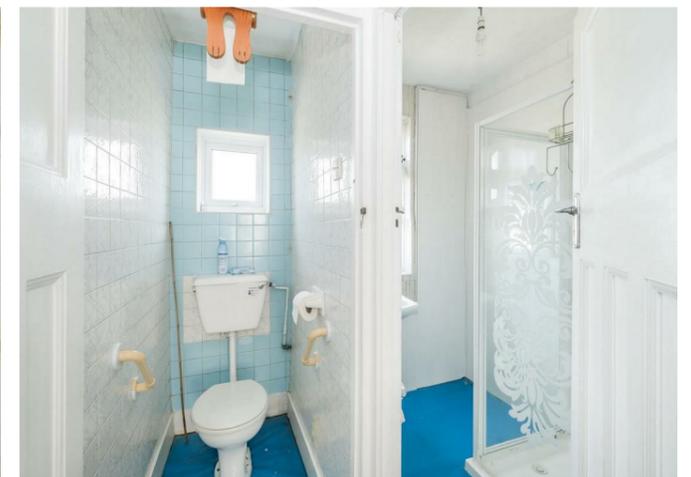
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Middleton Close, Chingford, E4 8EA
Offers Over £525,000 Freehold



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Situated in this well sought after Cul De Sac just off Cherrydown Avenue is this Four Bedroom Mid Terrace House that is within easy reach of Chingford Mounts shopping and Schooling facilities.

The Property which has been owned by the same family for many years comprises of a Through Lounge with doors out to garden and a kitchen also with access to Garden.

Moving upstairs to the First Floor we have Three Bedrooms and a Bathroom and further stairs up to the Second Floor which has the Forth Bedroom.

Externally you have a Front Garden of approx 20ft and a Rear Garden of approx 90ft in length. As properties within the close are rarely available an early internal viewing is advised.