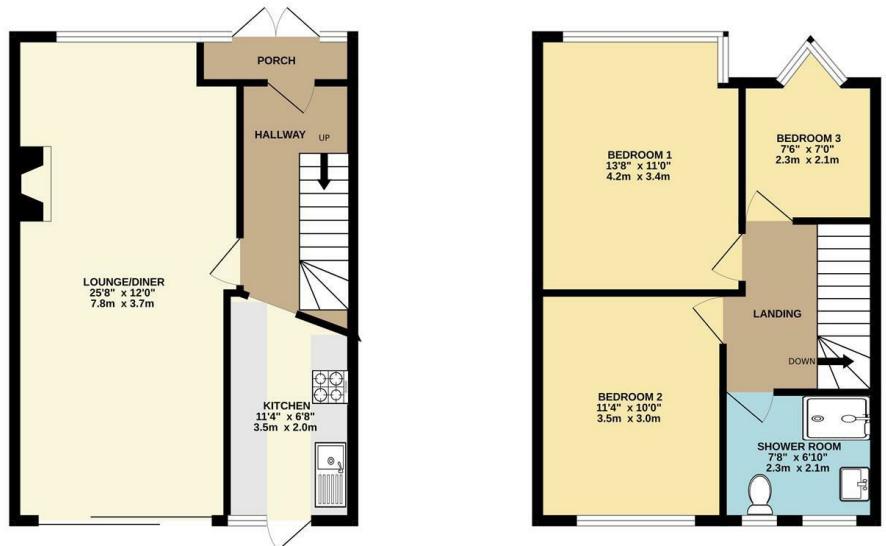




GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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. These details are for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metresquare C1000

Council: Waltham Forest | Council Tax Band: D | Floor Area: 902.00 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
estates

Middleton Avenue, Chingford, E4 8EE
£550,000 Freehold

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



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

CHURCHILL
estates



Nestled on the charming Middleton Avenue in Chingford, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 902 square feet, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining guests. The three well-proportioned bedrooms are perfect for families or those seeking extra space for a home office or guest room. The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this property is the garage ensuring that you have a secure place for your car. Additionally, being chain-free simplifies the buying process, making it an attractive option for prospective homeowners. The location is particularly appealing, with easy access to Chingford Mount, where you will find a variety of shops, cafes, and local amenities as well as transport links to both North Chingford and Walthamstow. This vibrant area is perfect for those who enjoy a lively community atmosphere while still being able to retreat to the tranquillity of their own home. For those who prefer nature you are just a short ride away from Epping Forest whether this is for a stroll around Connaught Waters or a walk across Chingford Plains.

This property presents an excellent opportunity for anyone looking to settle in a desirable part of Chingford. With its spacious layout and convenient location for the highly regarded local schools, it is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely house your new home.

