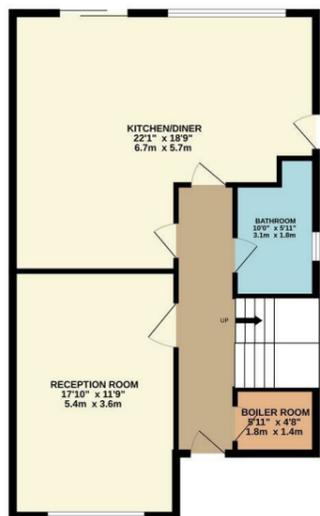
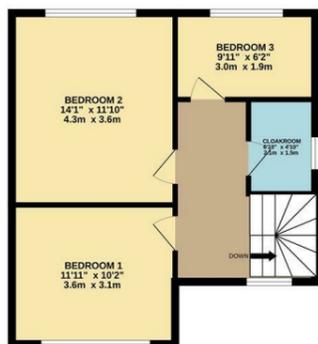




GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 Housplan 3.0.0.0

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1248.00 sq ft

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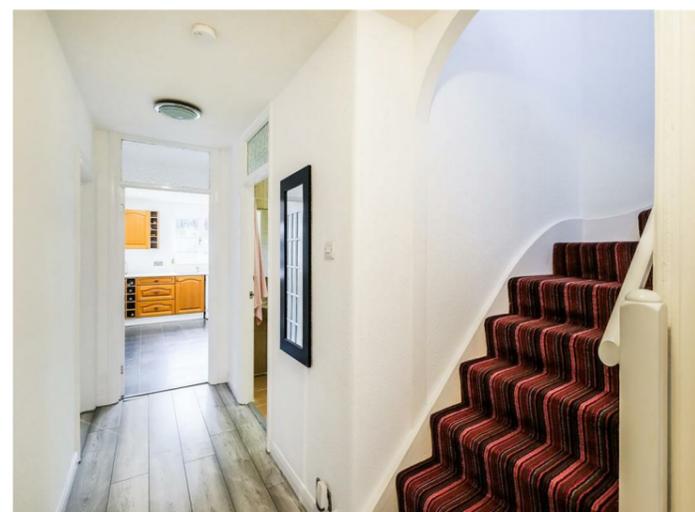
Mount Avenue, Chingford, E4 6SY
Asking Price £550,000 Freehold
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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@churchill-estates.co.uk



Nestled in the desirable area of Mount Avenue, Chingford, this charming semi-detached house offers a perfect blend of space and comfort. Spanning an impressive 1,248 square feet, this property is larger than average, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen diner is a delightful feature, allowing for family meals and gatherings in a warm and welcoming environment.

The property boasts three generously sized bedrooms, ensuring that there is plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of the household with ease.

Situated close to Chingford Mount, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and parks, making it a convenient location for everyday living.

This semi-detached house on Mount Avenue is a wonderful opportunity for those seeking a spacious and comfortable home in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers.

