



GROUND FLOOR



1ST FLOOR



Whilst 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 error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers are advised to make their own investigations.

Close to Mount- Front and Rear Gardens - Ground Floor Cloakroom - Mid Terrace - 80 ft garden.

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Marmion Avenue, Chingford, E4 8EJ
Offers Over £525,000 Freehold

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.

Freehold

EPC Rating :

Council Tax Band : D



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Email southchingford@churchill-estates.co.uk

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Situated within a short walk of Chingford Mounts shopping and schooling facilities is this Three Bedroom Mid Terrace house which has been well maintained by the current vendor. The property benefits from a Through Lounge, Fitted Kitchen, Ground Floor WC, First Floor Shower room and Double Glazing. Externally there is a Rear Garden in Excess of 80ft and a Front Garden of approx 15ft. An early internal viewing is advised.