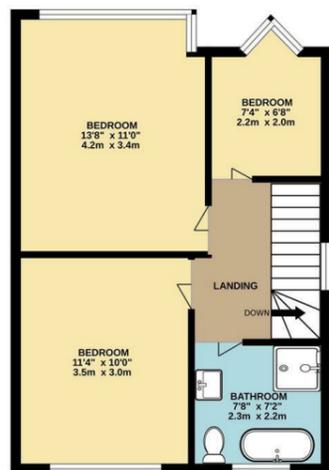
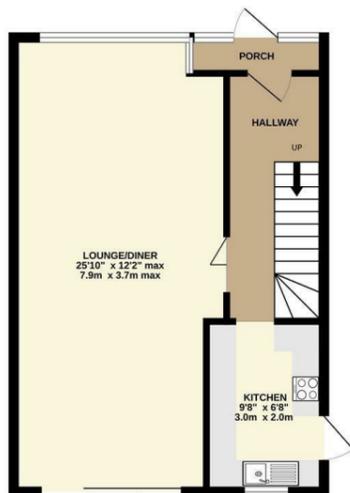


GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.6 sq.m.) approx.
Whilst every attempt 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 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 Metropac G2020.

Council: | Council Tax Band: | Floor Area: 899.00 sq ft



CHURCHILL
estates

Middleton Avenue, Chingford, E4 8EE
£525,000 Freehold

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

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

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



Nestled on the charming Middleton Avenue in Chingford, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 899 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment.

The three spacious bedrooms provide ample room for family living or guests, ensuring everyone has their own private retreat. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the generous parking space, accommodating two vehicles, plus the large detached garage to rear which is a rare find in this sought-after area.

Chingford is known for its vibrant community and excellent local amenities, making this property an ideal choice for families and professionals alike. With its appealing layout and prime location, this house on Middleton Avenue presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this charming residence your new home.

