



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 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.
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Council: Waltham Forest | Council Tax Band: E | Floor Area: 1232.00 sq ft

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Middleton Avenue, Chingford, E4 8EE
 £650,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(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@wearechurchills.co.uk



Nestled on the charming Middleton Avenue in Chingford, this delightful house offers a perfect blend of comfort and style. Spanning an impressive 1,232 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed to provide both functionality and warmth, ensuring that every corner of the home feels welcoming.

The property features two well-appointed bathrooms plus a ground floor w/c, catering to the needs of a busy household while providing convenience and privacy.

Outside, you will find parking space for two vehicles, a valuable asset in this sought-after area. The location itself is a significant draw, offering a peaceful residential atmosphere while being conveniently close to local amenities, schools, and transport links.

This house on Middleton Avenue is not just a property; it is a place where memories can be made. With its generous living space and prime location, it presents an excellent opportunity for those looking to settle in Chingford. Do not miss the chance to make this lovely house your new home.

