



Marmion Avenue, Chingford, E4 8EJ

£570,000 

## PROPERTY SUMMARY

Situated on a quiet residential road is this well maintained two/three bedroom mid end of terrace 1930's house. The box room has been removed, making a larger first floor landing which can be used as a study/office area. A stud wall can be replaced to make back the additional bedroom. Further benefits include a front living room lounge, a modern fitted kitchen with dining room, first floor family bathroom, double glazing and gas central heating. The rear garden is approximately 55ft in length with off street parking for two cars to the front.

Subject to planning consent the property has the potential to be extended on the ground floor and by adding a loft conversion giving further living space if required.

Marmion Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Cork Tree Retail Park with retailers such as Aldi supermarket, Currys PC World, Pets At Home, Sports Direct and more is also close by. There are several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkswood Primary Academy.

In our opinion this property will make an excellent family home and viewing is highly recommended.

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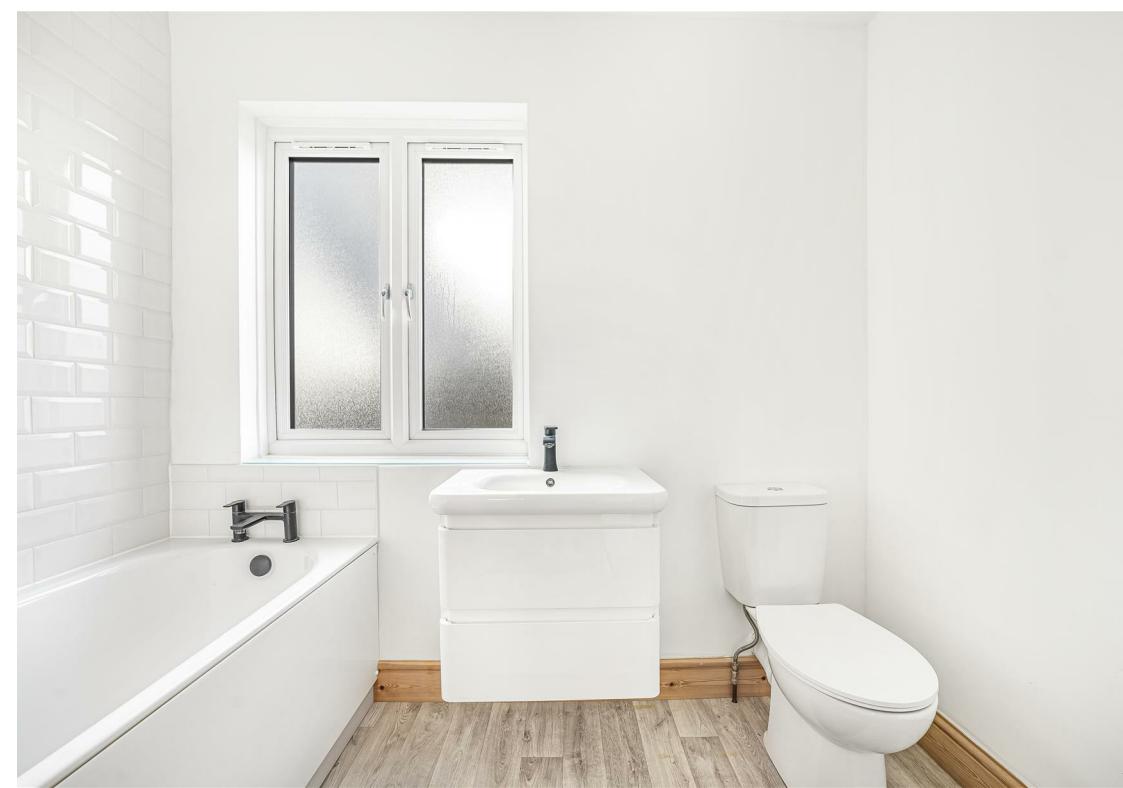
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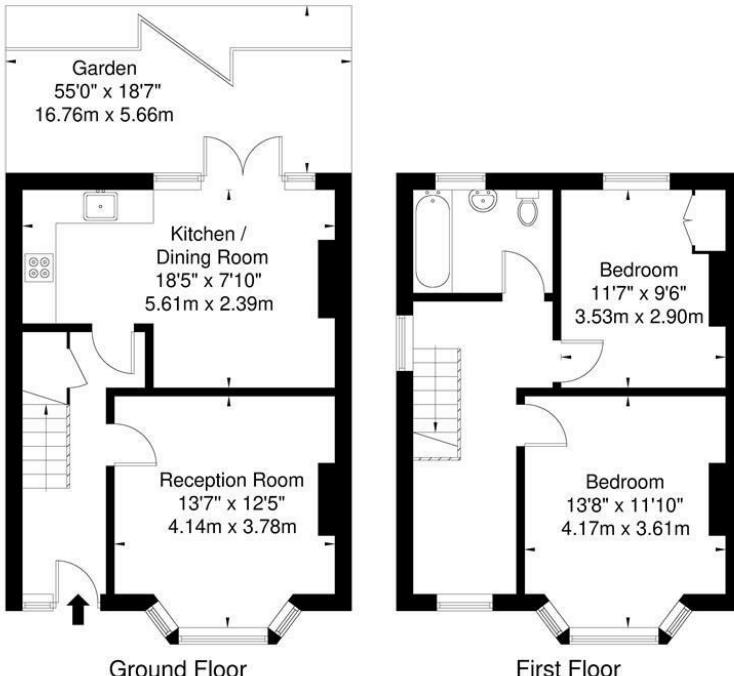








Marmion Avenue, London, E4 8EJ  
Approximate Gross Internal Area = 83.7 sq m / 900 sq ft



For Illustration Purposes Only - Not To Scale

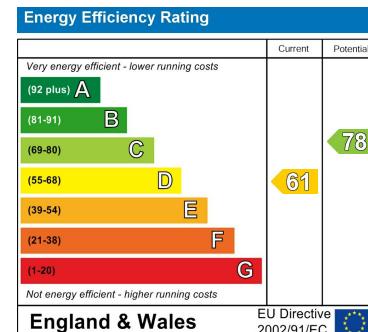
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY  
Waltham Forest

TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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