



Middleton Avenue, Chingford, E4 8EG

OFFERS IN EXCESS OF
£650,000



PROPERTY SUMMARY

Situated on a sought after residential road in Chingford is this very well presented extended four bedroom end of terrace house set over three floors. The property benefits from a through lounge, a modern fitted kitchen with dining area, a spacious first floor family bathroom, a primary bedroom which has a dressing area and en-suite shower room, double glazing and gas central heating. Externally the rear garden is approximately 62ft in length with a paved and decked patio areas along with a spacious summer house to the rear with power. To the front of the property you will find off street parking.

Middleton Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also 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 Larkwood Primary Academy.

In our opinion this property will make an excellent family home and is being offered on a chain free basis. Viewing is highly recommended to fully appreciate this house.

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2



2





White glossy wall cabinets with glass-fronted upper sections.

Light-colored wooden countertop with a sink, tap, and various kitchen appliances including a toaster, kettle, and coffee machine.

A curved white glossy island with a wooden countertop, featuring a built-in gas hob and a wooden cutting board.

A large window with a view of a garden, featuring a hanging basket and a vase of red flowers on the sill.

A tall white glossy cabinet with a built-in wine rack containing several bottles.

A set of white-framed glass doors leading to a garden patio with outdoor furniture.

A striped rug placed in front of the glass doors.

White wooden dining chairs and a wooden table with a bowl of fruit.

A large, modern pendant light with a circular, layered design.

Several recessed ceiling lights providing ambient illumination.

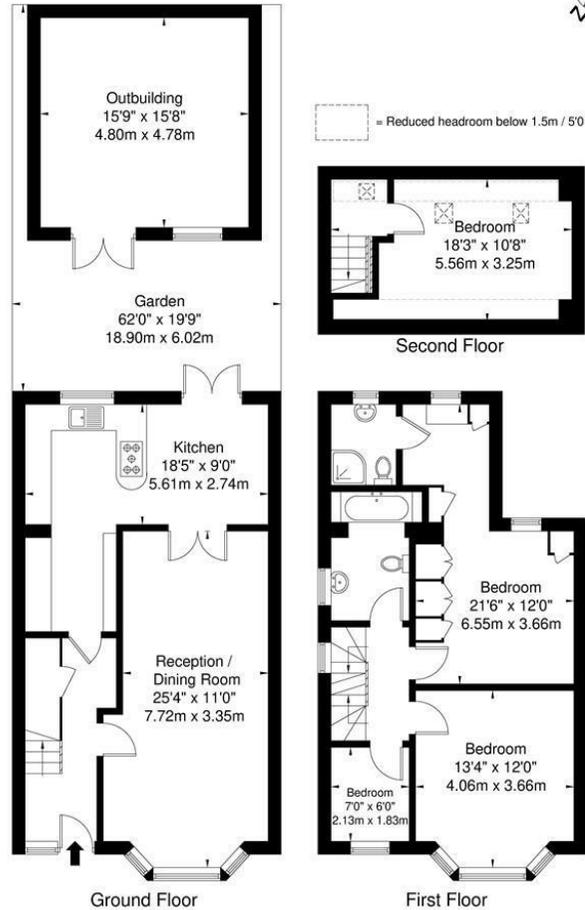
A small blue teapot-shaped wall clock.





Middleton Avenue Chingford, London, E4 8EG

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft
 Outbuilding = 23 sq m / 247 sq ft
 Total = 149.4 sq m / 1607 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
 E

VIEWINGS
 By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 73 |
| (55-68) D | | | |
| (39-54) E | | 42 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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