



Marmion Avenue, Chingford, E4 8EJ

£535,000

 Coultons

PROPERTY SUMMARY

Situated on a quiet residential road is this well maintained three bedroom mid terraced 1930's house. Added benefits include a through lounge, galley kitchen, first floor family bathroom, double glazing gas and central heating. There is a good sized rear garden which has a paved patio area, outside WC, lawn area with shrub/flower borders and a double garage to the rear accessed via a service road. The the front of the property you will find off street parking for two cars.

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 Larkwood Primary Academy.

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

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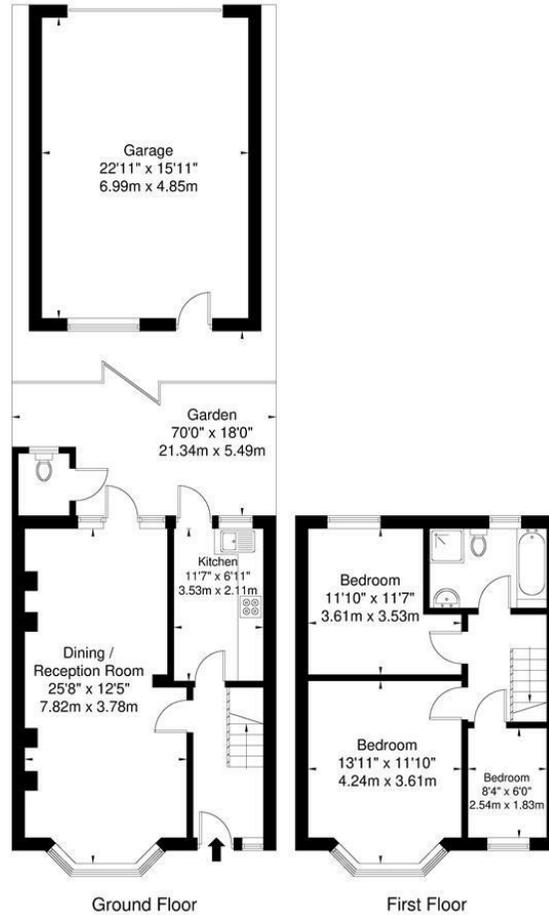






Marmion Avenue, Chingford, London, E4 8EJ

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft
 Garage = 33.9 sq m / 365 sq ft
 Total = 116.9 sq m / 1258 sq ft



Ground Floor First Floor
 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(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	

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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