



Middleton Avenue, Chingford, E4

BUTLER & STAG



GUIDE PRICE £550,000 - £575,000

A bright, three bedroom family home in a popular Chingford turning. Sunny 70'+ rear garden and useable loft. CHAIN FREE.



Freehold

- Three Bedroom Terraced Home
- Bright Through Reception
- Sunny 73' Rear Garden
- Converted Loft Room (No Planning)
- Modern Fitted Kitchen With Integrated Appliances
- High Street Approx 1/4 Mile

Located on a popular tree lined Chingford avenue, Butler & Stag are delighted to offer this beautifully updated 1930's, three bedroom (plus loft) family home.

On the market for sale for the first time in many years, the property has been well maintained and offers a beautifully bright through reception with semi open plan kitchen area at the rear

Upstairs, are three well proportioned bedrooms, two with useful fitted storage, a modern family bathroom suite, and the loft space has been fully utilised as useful space but please bear in mind it is not an official room.

Externally, to the front of the property, you will find private off street parking, and at the rear, the sunny garden extends in excess of 70' and has a patio area directly off the kitchen that is ideal for entertaining. the garden then extends to a mature lawn and established flower borders.

Middleton Avenue is a wide, tree lined street that is in close proximity to the local High Road where you will find a wide variety of independent shops, bars and restaurants (including one of London's best Fish & Chip shops). There are several well regarded schools locally as well as some excellent local parks.
CHAIN FREE

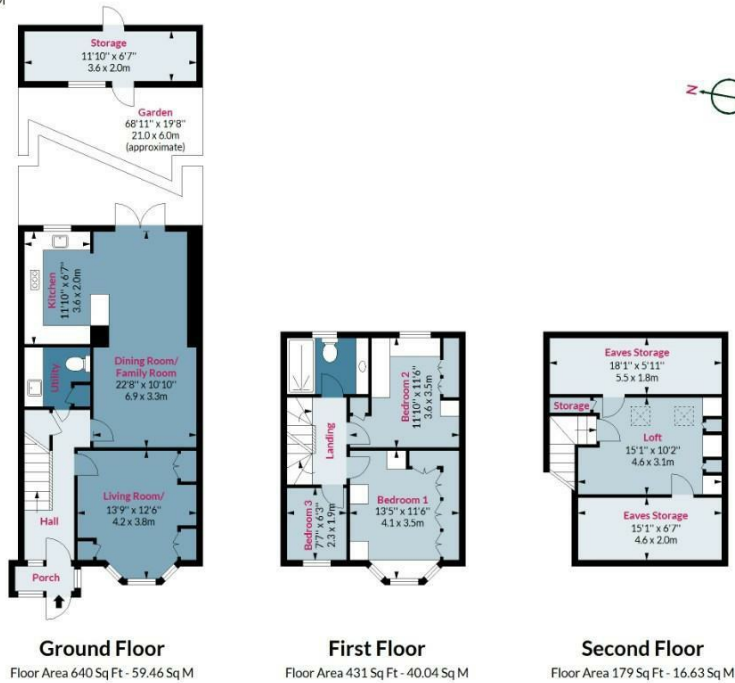




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Approx. Gross Internal Area 1250 Sq Ft - 116.13 Sq M
 Approx. Gross Eaves Storage Area 206 Sq Ft - 19.14 Sq M
 Approx. Gross Storage Area 95 Sq Ft - 8.83 Sq M
 Approx. Gross Total Area 1551 Sq Ft - 144.09 Sq M

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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 8/2/2023

BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.