

86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net



Marmion Avenue, E4 8EH



Guide Price £635,000 Freehold

4 BEDROOM SEMI-DETACHED HOUSE

Kings of Chingford are delighted to offer to the market this lovely four bedroom family home.

Arranged over three floors, the ground floor is comprised of two separate reception rooms and a kitchen which is finished with dark wood base and eye level units. To the first floor you have to double bedrooms and a generous single as well as the family bathroom which is tiled and finished with a white three piece suite. To the second floor this property offers a further double bedroom and separate bathroom.

With off street parking to the front for at least 2 vehicles and an extensive, partially paved, partially laid to lawn garden to the rear, this capacious property is well suited to families. Also falling into the catchment area for some great local schools and with superb transport links and easy access to local amenities, this property is well situated on a peaceful residential road.

Call our office now to arrange your viewing and avoid disappointment

Council Tax Band - D

EPC - TBC

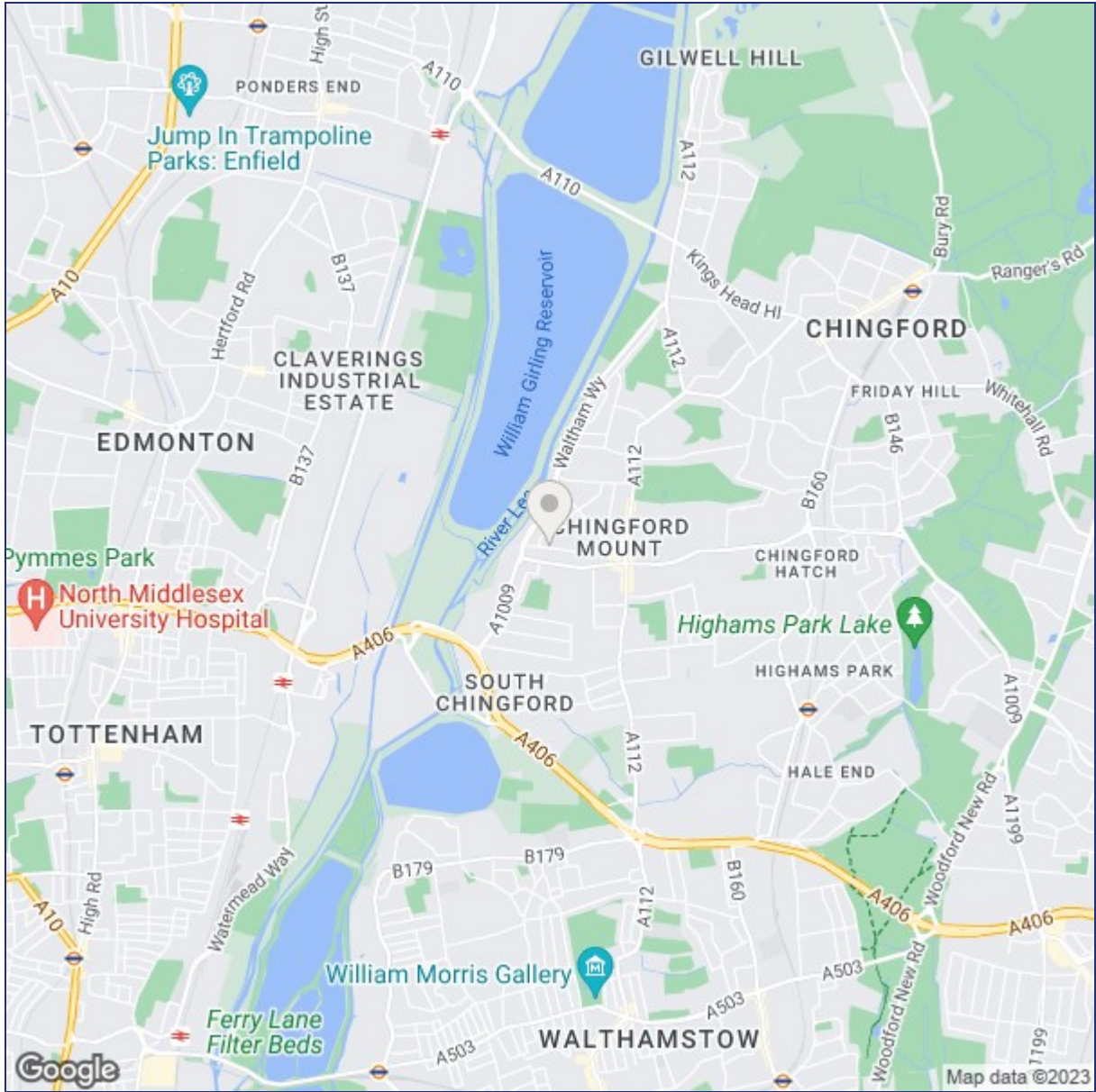
Tenure - Freehold



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

