

86 Old Church Road  
Chingford  
E4 8BX

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



## Marmion Close, E4 8EN



**Asking Price £555,000 Freehold**



Kings are delighted to offer for sale this stylish and beautifully presented three-bedroom home, ideally located in a sought-after part of Chingford.

The ground floor features a spacious through lounge with elegant wood-style flooring and French doors leading into an extended, bright, and airy kitchen. This impressive space benefits from a conservatory conversion, creating a generous open-plan kitchen and breakfast area, perfect for modern family living.

The kitchen is fitted with contemporary white gloss handleless units at both base and eye level, complemented by a built-in oven, hob, extractor fan, tiled splashbacks, and tiled flooring. A breakfast bar island and floor-to-ceiling window add a contemporary feel, while additional French doors open onto the rear garden. A convenient downstairs WC is also located off the kitchen area.

Upstairs, you'll find three well-proportioned bedrooms and a fully tiled family bathroom.

One of the standout features of this home is the low-maintenance rear garden, which includes a large paved patio, artificial lawn, and gravel borders—ideal for relaxing or entertaining. To the rear of the property, there is also a double garage providing excellent additional storage or parking.

Situated in the heart of Chingford, this home is just a short distance from local shops, cafés, restaurants, and bars. Chingford Overground Station is also nearby, offering excellent transport links into the City.



Mobile (based on calls indoors)  
 O2 Good  
 EE Average  
 Three Good  
 Vodafone Average

Broadband (estimated speeds)  
 Standard 12 mbps  
 Superfast 49 mbps  
 Ultrafast 1800 mbps

Satellite & Cable TV Availability  
 BT  
 Sky  
 Virgin

#### Owners comments

I was attracted to this property because of the quiet cul de sac setting with the views of the green. The property offers good size accommodation and has been well maintained. I hope the new owners enjoy this property as much as I have.

**Reception One 25'9 x 12'7**

**Kitchen/Breakfast room L shaped 18'3 x 14**

**Bedroom One 13'7 x 11'9**

**Bedroom Two 11'9 x 11'9**

**Bedroom Three 7'10 x 6'1**

**Bathroom 6'2 x 6'1**

**Garden**

**Double garage**

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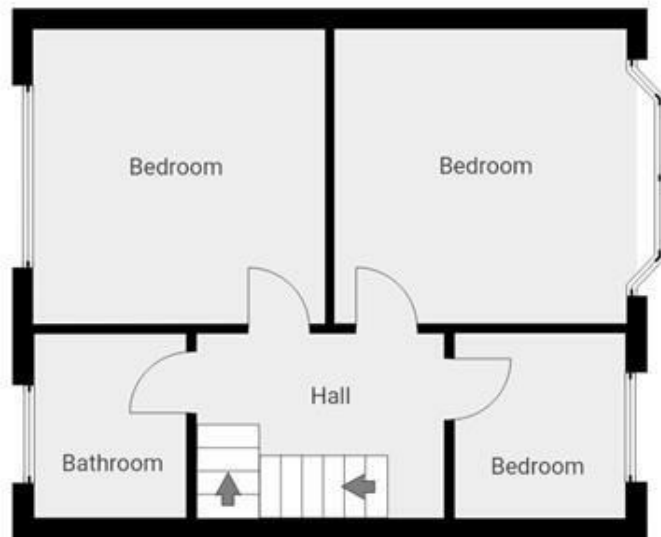
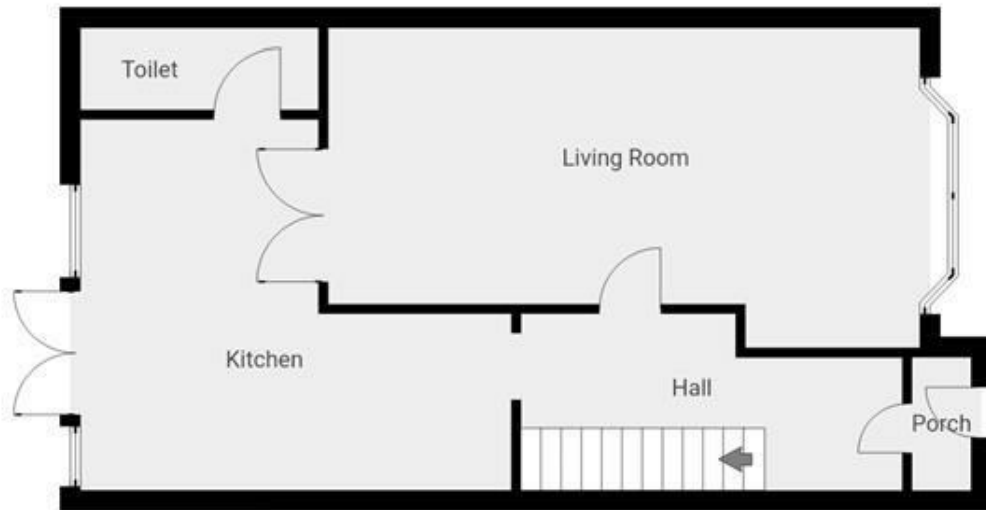


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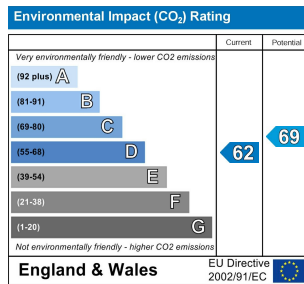
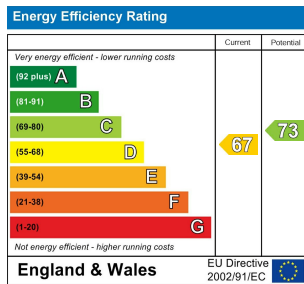
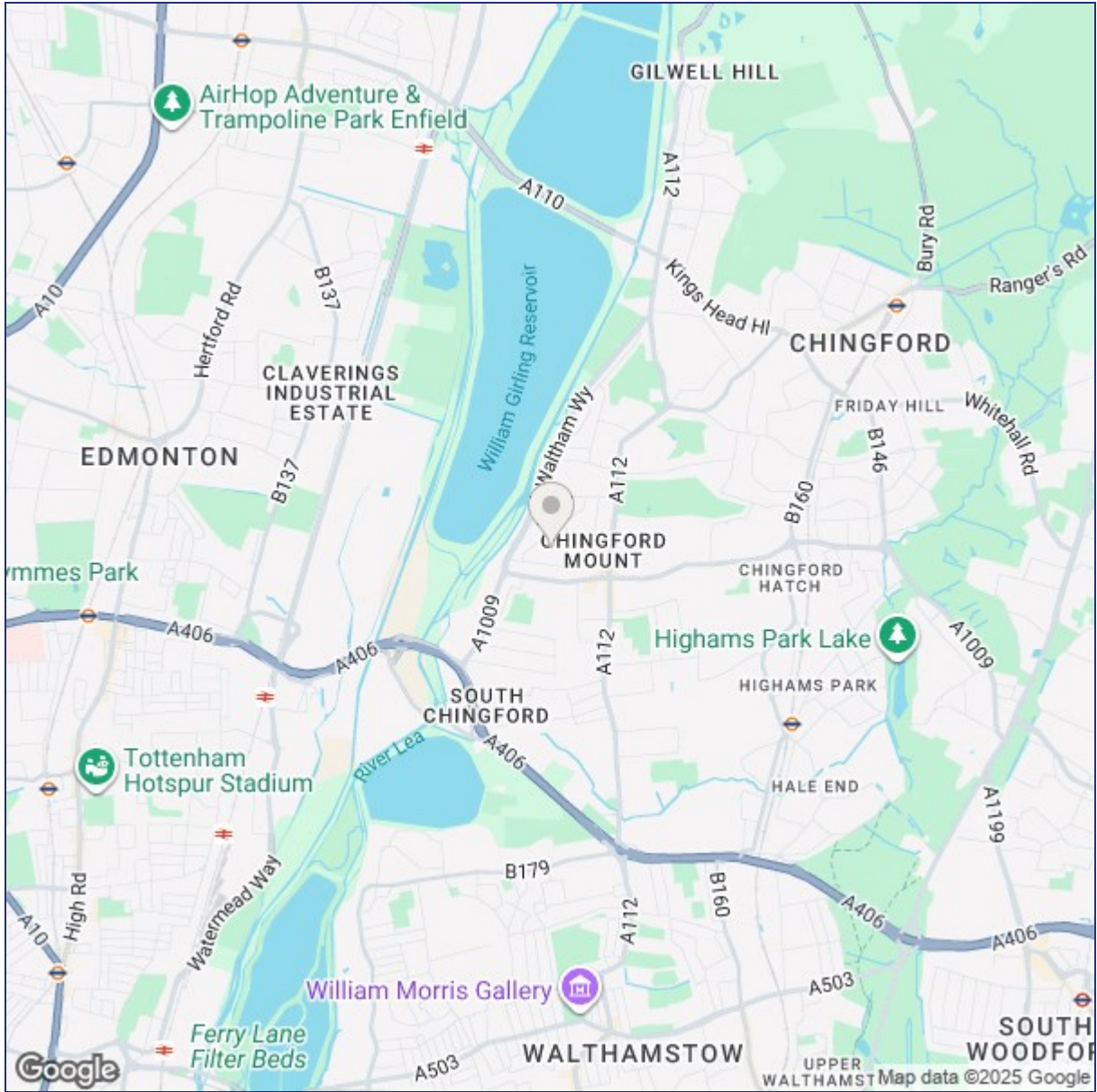
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