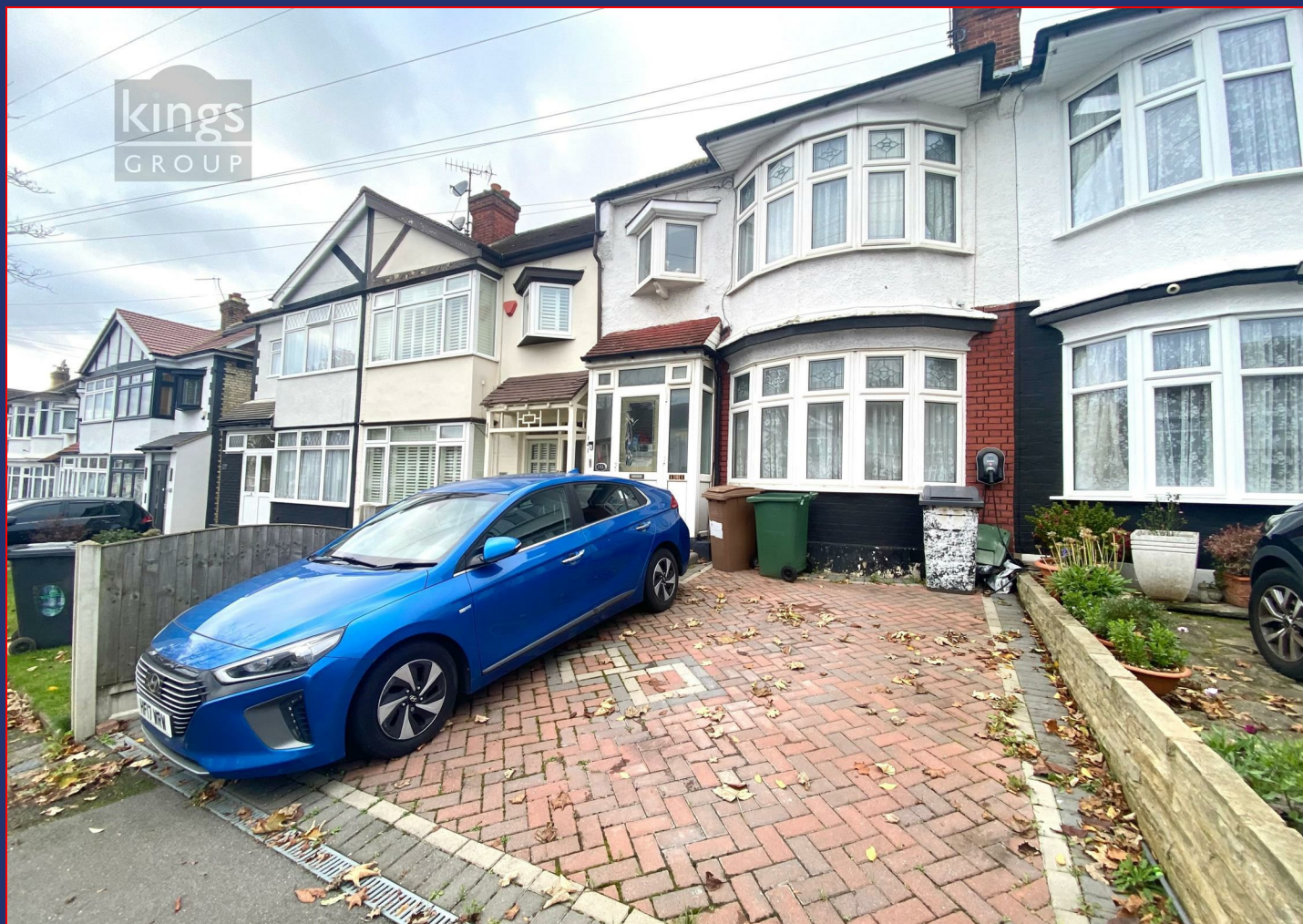


86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



## Middleton Avenue, E4 8EE



**Asking Price £575,000 Freehold**





Kings Group Chingford are delighted to present this four-bedroom 1930s mid-terraced home, located in the heart of Chingford.

The ground floor offers an inviting entrance hallway, a bright bay-fronted living room, and a dining room opening into an extended kitchen with fitted units, roll-top work surfaces, and tiled splashbacks. A downstairs shower room with underfloor heating completes the level.

Upstairs, the first floor provides two double bedrooms, a single bedroom, and a family bathroom with a white three-piece suite and underfloor heating. The top floor hosts a loft room with Velux windows.

Outside, the rear garden is part paved and part decked and leads to a double garage accessed via a rear service road. The front offers off-street parking for two vehicles, plus a fitted EV charging point.

Placed within walking distance of Chingford Mount's shops, bars, and restaurants, and just 2 miles from Chingford Station, with direct links into London Liverpool Street. Additional benefits include gas central heating and double glazing throughout.

Call Kings Group today to arrange your viewing and avoid disappointment - 0208 524 7444!



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

Broadband (estimated speeds)  
Standard 15 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

**HALL 14'07 x 5'11**

**LIVING ROOM 13'11 x 11'10**

**DINING ROOM 11'02 x 11'02**

**KITCHEN 15'04 x 8'10**

**SHOWER ROOM 8'00 x 6'06**

**LANDING**

**BEDROOM 16'11 x 12'02**

**BEDROOM 13'10 x 10'10**

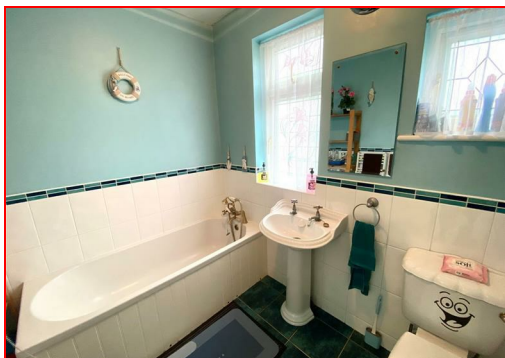
**BEDROOM 9'11 x 8'03**

**FAMILY BATHROOM 7'11 x 6'11**

**BEDROOM (2ND FLOOR) 16'11 x 12'02**

**GARAGE**

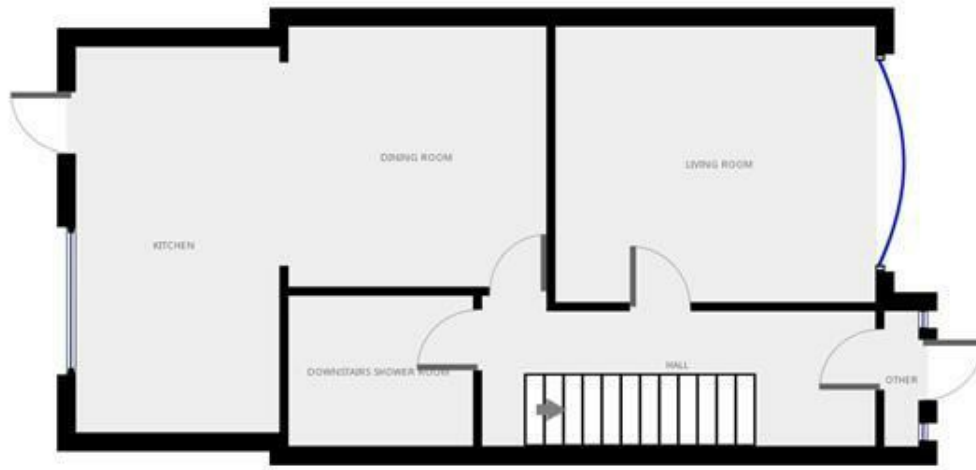
**GARDEN 50ft approx**



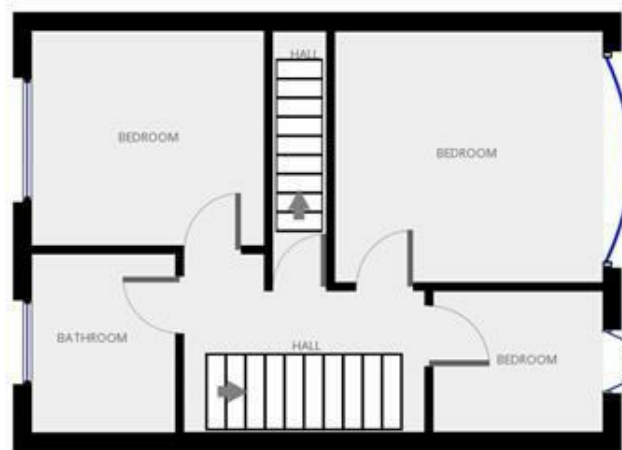
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT

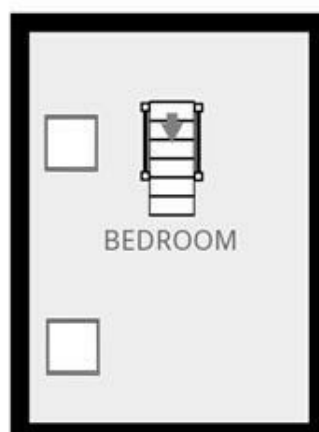
## Ground Floor



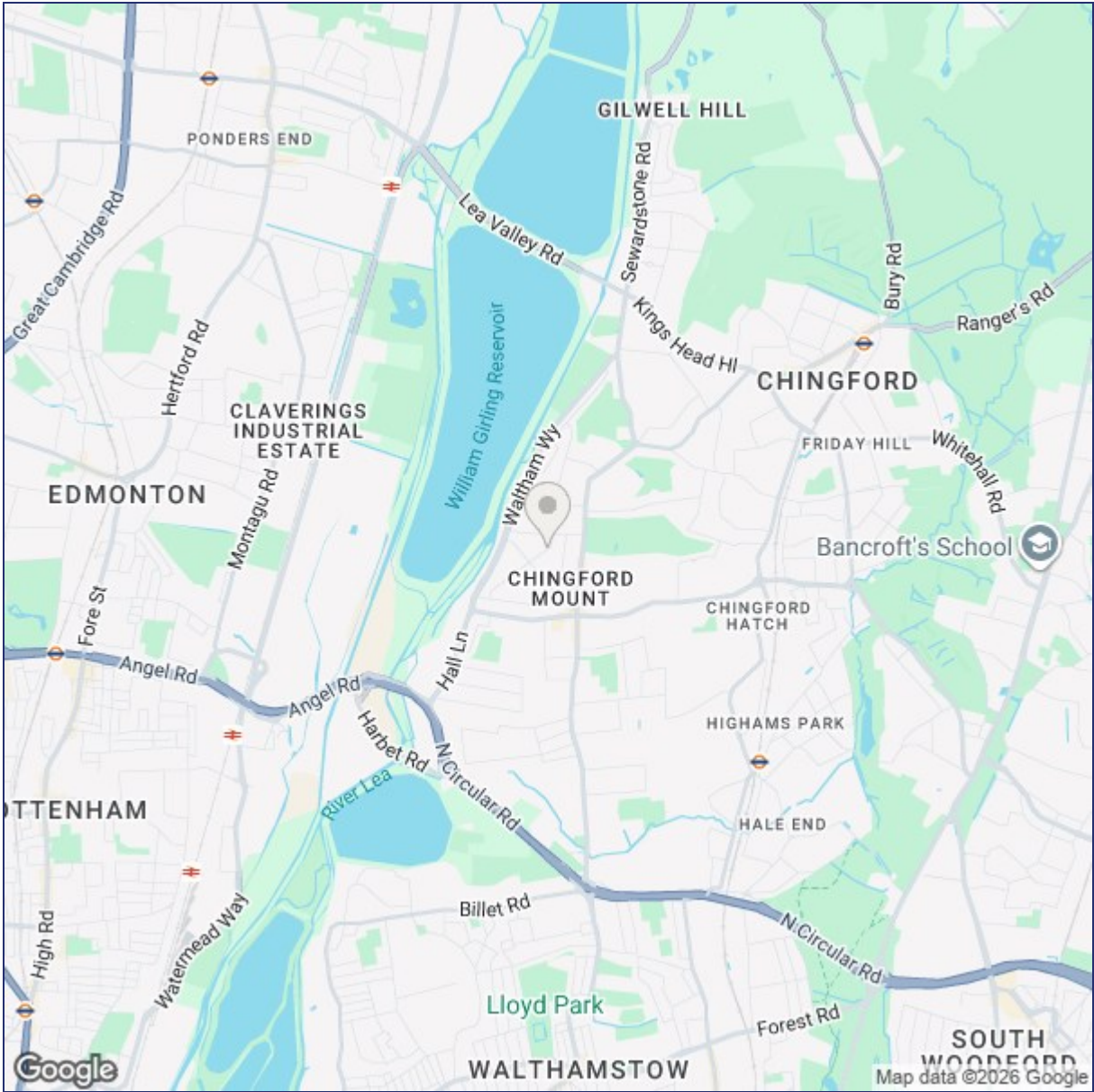
## 1st Floor



## 2nd Floor



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

