

Directions

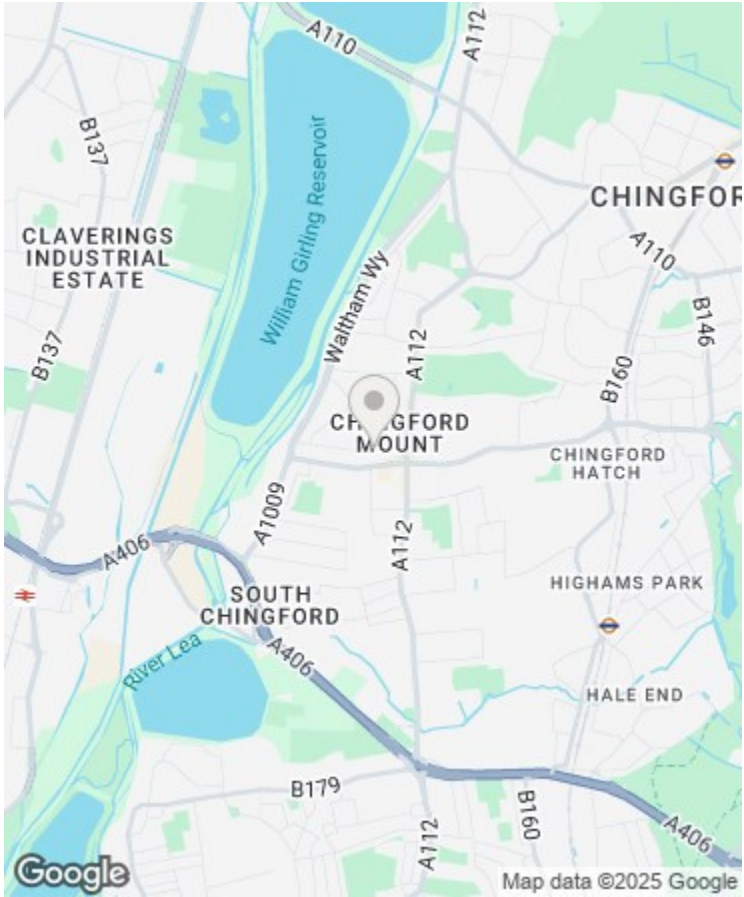
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



22 Marmion Avenue, Chingford, London, E4 8EP

Offers In Excess Of £575,000

- Three bedrooms
- Drive way
- Two reception rooms
- Popular location
- Potential for further development (stpp)
- End of terrace
- Garage
- Low mainance garden
- Close to shops
- Conservatory



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 ft.

lpaplus.com

Date: 16/1/2025

22 Marmion Avenue, London E4 8EP

Nestled in the charming neighbourhood of Chingford, London, this delightful end-terrace house on Marmion Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,069 square feet with ample off street parking.

 3

 1

 2

 D

Council Tax Band: D

A Charming Three-Bedroom Semi-Detached Family Home on Marmion Avenue

Nestled in a sought-after neighbourhood, this delightful three-bedroom end of terrace home offers the perfect blend of comfort, practicality, and style—ideal for modern family living.

As you step inside, you're greeted by a welcoming atmosphere with two versatile reception rooms, perfect for entertaining or relaxing with loved ones. The well-appointed kitchen boasts ample storage and workspace, catering to all your culinary needs, while the light-filled conservatory offers a tranquil spot to unwind and enjoy views of the garden. Completing the ground floor is a convenient downstairs toilet.

Upstairs, you'll find three generously sized bedrooms, each designed for comfort, and a contemporary family bathroom.

Outside, the property truly shines with off-street parking for multiple vehicles, a garage for additional storage or workshop use, and a spacious, low-maintenance garden—ideal for outdoor gatherings or a peaceful retreat.

Located on Marmion Avenue, this home combines suburban tranquillity with easy access to local amenities, schools, and transport links. Don't miss the opportunity to make this inviting property your family's forever home

