

Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



24B Templeton Avenue, London, E4 6SP

Offers Over £475,000

- Three bedroom end of terrace house
- Large separate kitchen
- Loft access with useful storage potential
- Close to local shops, restaurants and cafés
- A406 and M11 withing an easy reach
- Private driveway with off-street parking
- Good-size lounge/diner
- Near local schools
- Excellent access to nearby transport links
- Ideal family home or investment opportunity



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto.uk | www.modephoto.co.uk

Plan produced using PlanUp.

Templeton Avenue

24B Templeton Avenue, London E4 6SP

A well-proportioned three bedroom end of terrace house situated on Templeton Avenue, Chingford. The property offers spacious family accommodation, including a separate kitchen, lounge/diner leading to a well-maintained garden. Further benefits include loft storage and a private driveway. Conveniently located close to local amenities, restaurants, cafés and transport links, with easy access to surrounding areas and central London.

3

1

1

D

Council Tax Band: D



A well-proportioned three-bedroom end of terrace house situated on Templeton Avenue, Chingford. The property offers a practical and spacious layout, including a large separate kitchen and a good-size lounge/diner, making it an ideal home for families or buyers looking for comfortable living space. The lounge leads to well-maintained garden, ideal for entertaining.

To the first floor are three bedrooms and a family bathroom, with access to the loft providing useful additional storage space.

Externally, the property benefits from a private driveway, providing convenient off-street parking.

The house is well located for local shops, restaurants and cafés, while nearby transport links provide convenient access to surrounding areas and central London.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.