

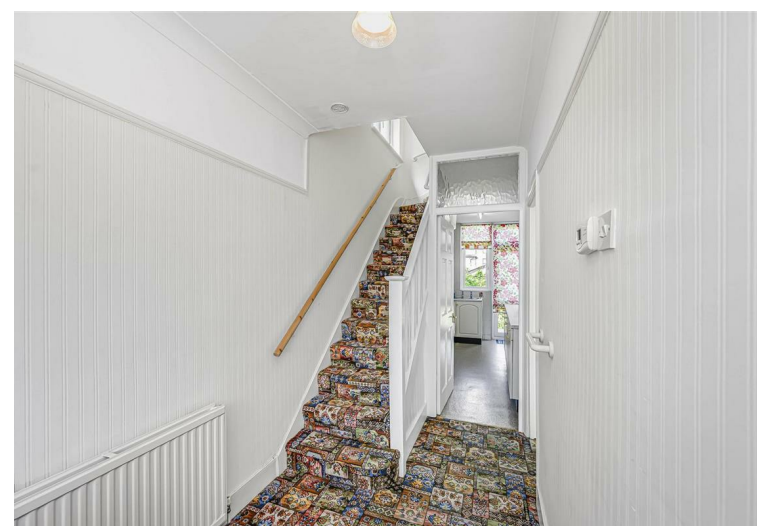
TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 847.00 sq ft

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Marmion Close, Chingford, E4 8EN
 Offers Over £525,000 Freehold

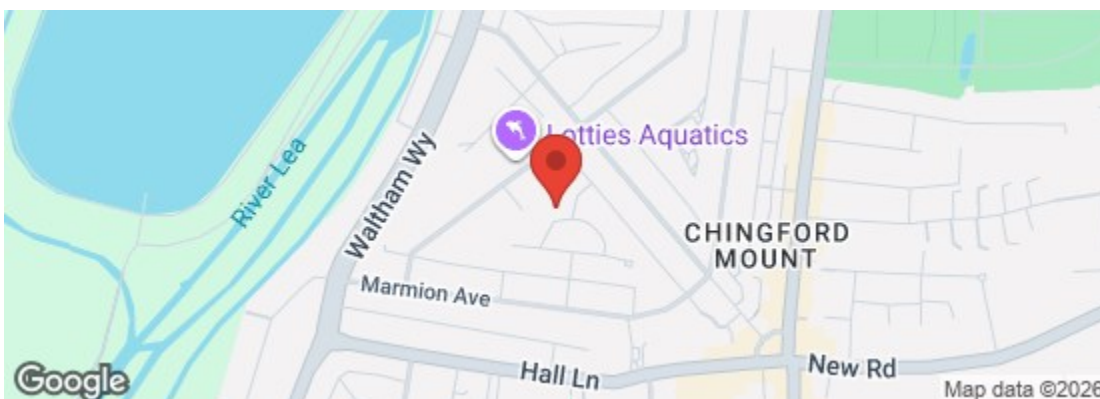
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



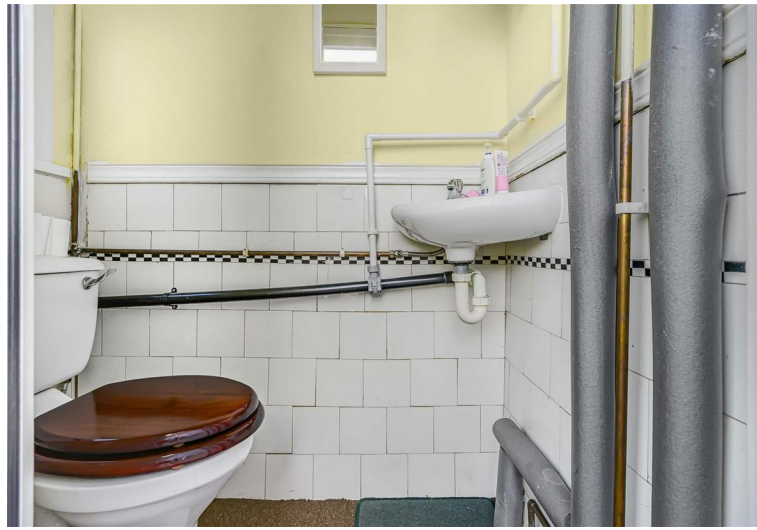
Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk

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



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Nestled in the tranquil cul-de-sac of Marmion Close, Chingford, this charming house presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. The single reception room offers a welcoming area for relaxation and entertaining, providing a comfortable setting for family gatherings or quiet evenings in.

One of the standout features of this home is its picturesque view, as it overlooks a lush green space, enhancing the sense of serenity and connection to nature. The property is chain-free, allowing for a smooth and efficient purchasing process, which is particularly appealing for prospective buyers.

Situated close to Chingford Mount, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities. This prime location ensures that everything you need is just a short distance away, while still offering the peace and quiet of a residential area.

In summary, this delightful house on Marmion Close is a perfect blend of comfort, convenience, and charm, making it an ideal choice for anyone looking to settle in Chingford. Don't miss the chance to make this lovely property your new home.

