



Endlebury Road, North Chingford, E4 6QB

£650,000

 Coultons

PROPERTY SUMMARY

Offering for sale this three bedroom circa 1930's semi detached house situated on a sought after residential road in North Chingford. Added benefits include a through lounge, fitted kitchen, bathroom, double glazing, gas central heating, garage, off street parking and a rear garden which is approximately 100ft in length.

The property has the potential to be extended to the side, the rear and above by adding a loft conversion, subject to planning consent, giving plenty of living space.

Endlebury Road is situated in the sought after area of North Chingford and is only a short walk to local shopping area of Station Road with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground. The vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course are just up the road for when you fancy a lovely and peaceful walk.

Local schools include St Marys Primary, Chingford CofE Primary and Chingford Foundation Secondary.

In our opinion this property would make an excellent family home and must be viewed to be fully appreciate its full potential.

3



1



1

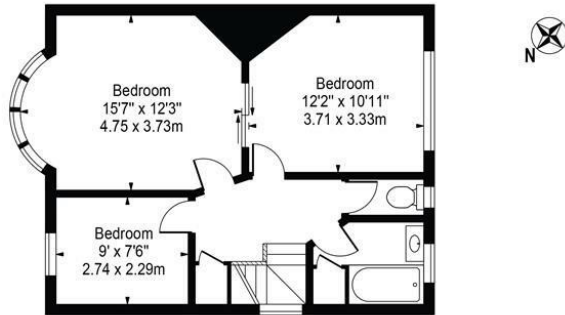




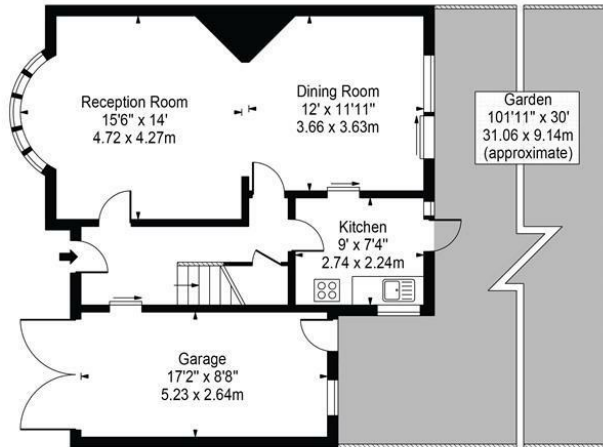




Endlebury Road, E4 6QB
 Approx. Total Internal Area 1210 Sq Ft - 112.41 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 149 Sq Ft - 13.81 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 F

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
 North Chingford
 London
 E4 7BE

020 8090 0860
 sales@coultons.co.uk
 www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
 Wood Green
 London
 N22 5DH

020 3869 8989
 sales@coultons.co.uk
 www.coultons.co.uk