



Buxton Road, North Chingford, E4 7DP

£325,000

 Coultons

PROPERTY SUMMARY

Situated in the heart of North Chingford is this spacious first floor floor maisonette. The property benefits from a large double bedroom, a spacious living room and good size kitchen, a family bathroom and the added benefit to be sold on a chain free basis.

Buxton Road is just around the corner from Station Road in North Chingford with all its bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes 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 nearby for when you fancy a lovely and peaceful walk.

Location

Buxton Road is enviably located on a tree-lined residential street within a two-minute walk of Chingford mainline station and close to the array of independent cafes, restaurants and shops. It is also on excellent local bus routes, some direct to Stratford City and the new Olympic Park as well as Westfield shopping centre.

Property ownership information

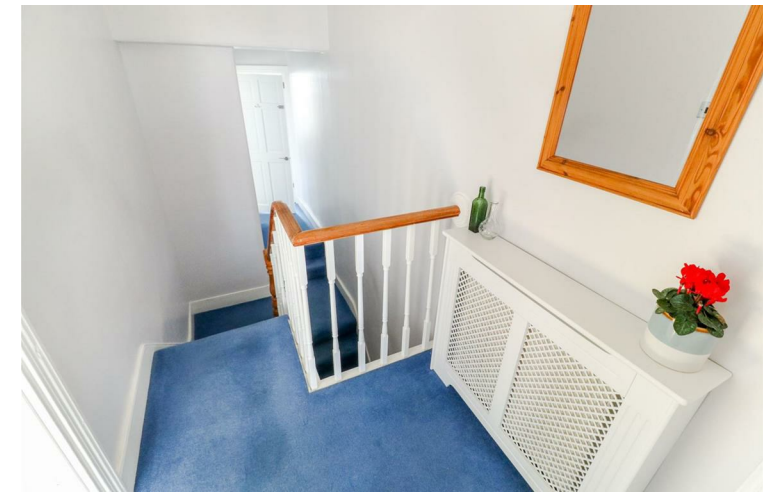
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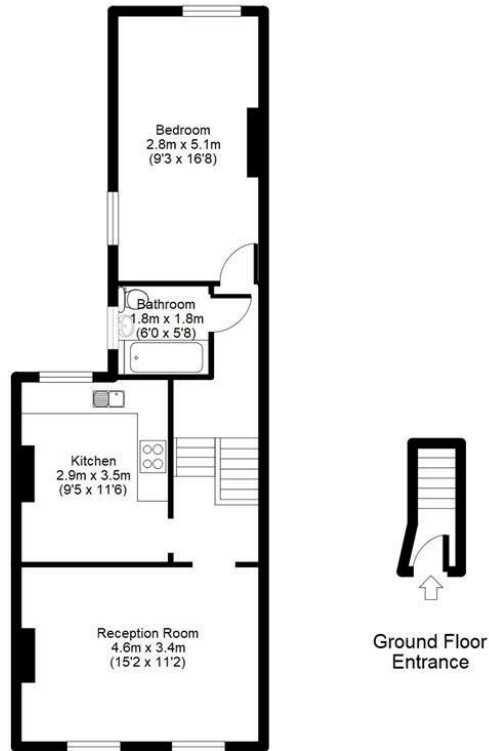
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Buxton Road, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 576 sq. ft / 54 sq. m



First Floor

For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		64	78

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



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