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**FOR SALE**  
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Epping Way, Chingford, E4 7PG

£525,000

 **Coultons**

## PROPERTY SUMMARY

Situated on a quiet and sought after road is this well presented three bedroom end of terrace house. The property benefits from a through lounge, a contemporary fitted kitchen, conservatory, a modern fitted bathroom, double glazing, gas central heating and underfloor heating. Externally the well maintained and low maintenance garden is approximately 50ft in length with a garage to the rear accessed via a service road and there is off street parking to the front.

Epping Way is within easy reach of local amenities along with Station Road in North Chingford, which is easily accessible either by a leisurely walk or by taking the hopper bus (379). Station Road has a vast array of independent retail shops, bars, restaurants, coffee shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change onto the underground station at Walthamstow Central (Victoria Line - Zone 3).

You also have the vast green spaces and wooded area of Epping Forest very close by where you can explore some of the nature trails and have a picnic when you fancy a quiet and peaceful time.

For families looking for schools, the property sits in the catchment area of the Ofsted Outstanding Yardley Primary School.

In our opinion this property would make an excellent home and viewing is highly recommended to be fully appreciated.

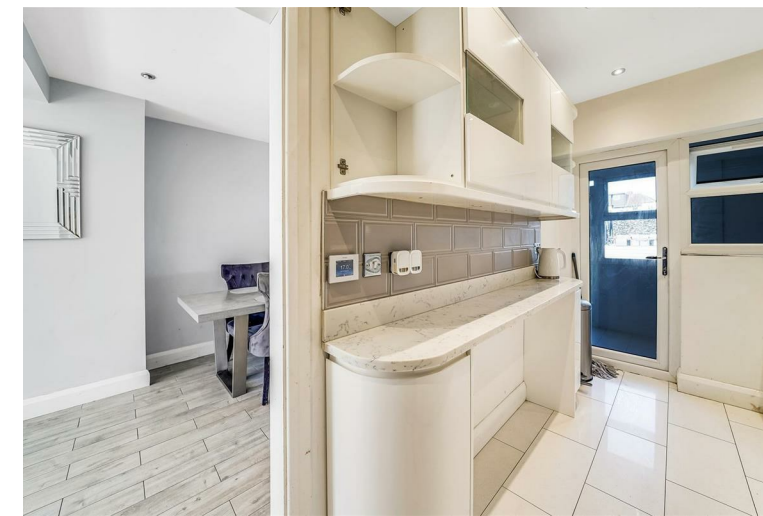
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DIGITAL INVERTER  
10 WARRANTY

SAMSUNG

Frost  
-25°C  
-21°C  
-19°C  
-15°C  
Frost Free

Water Dispenser

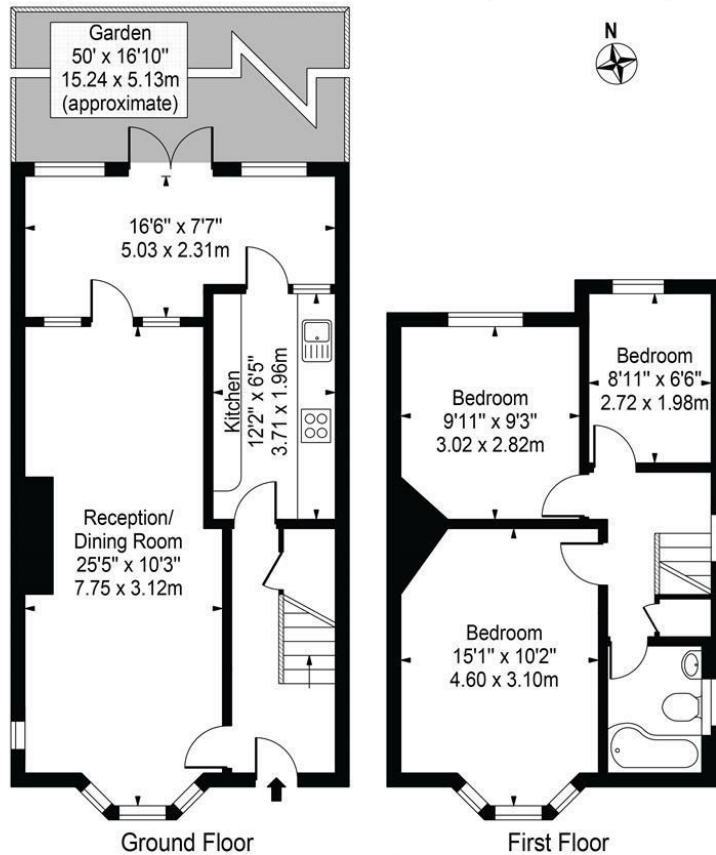
DIGITAL INVERTER





# Epping Way, E4 7PG

Approx. Gross Internal Area 942 Sq Ft - 87.51 Sq M



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**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		45	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



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