



Mansfield Hill, North Chingford, E4 7JT

£675,000  Coultons

PROPERTY SUMMARY

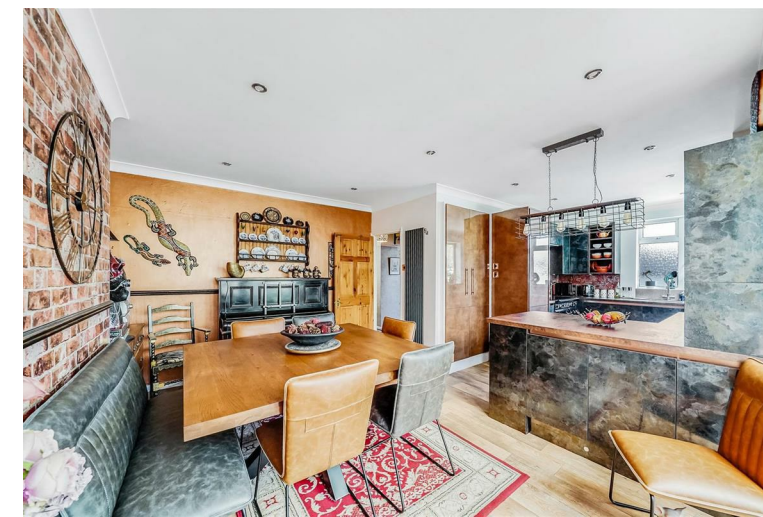
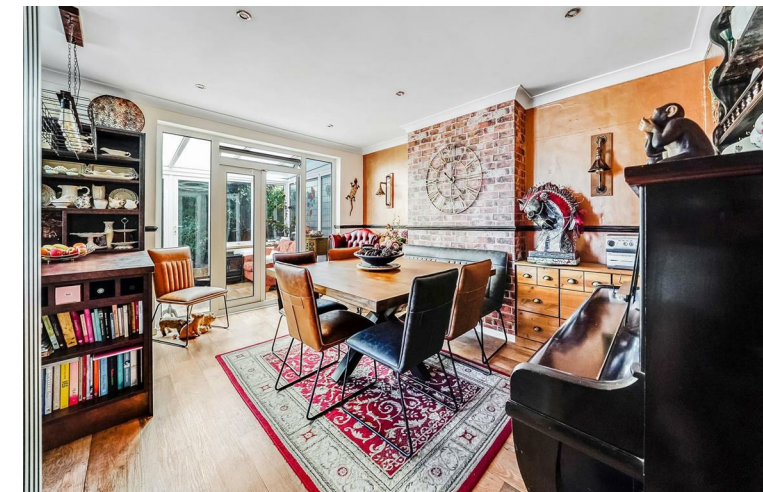
Offering for sale this well maintained four double bedroom chalet bungalow situated in North Chingford.

The ground floor comprises of a spacious living room to the front aspect, two double bedrooms, a family bathroom, an open plan contemporary fitted kitchen with integrated appliances and dining/living area which leads onto a conservatory. The first floor has two further double bedrooms, a modern fitted shower room along with plenty of storage space in the eaves. Further benefits include double glazing and gas central heating.

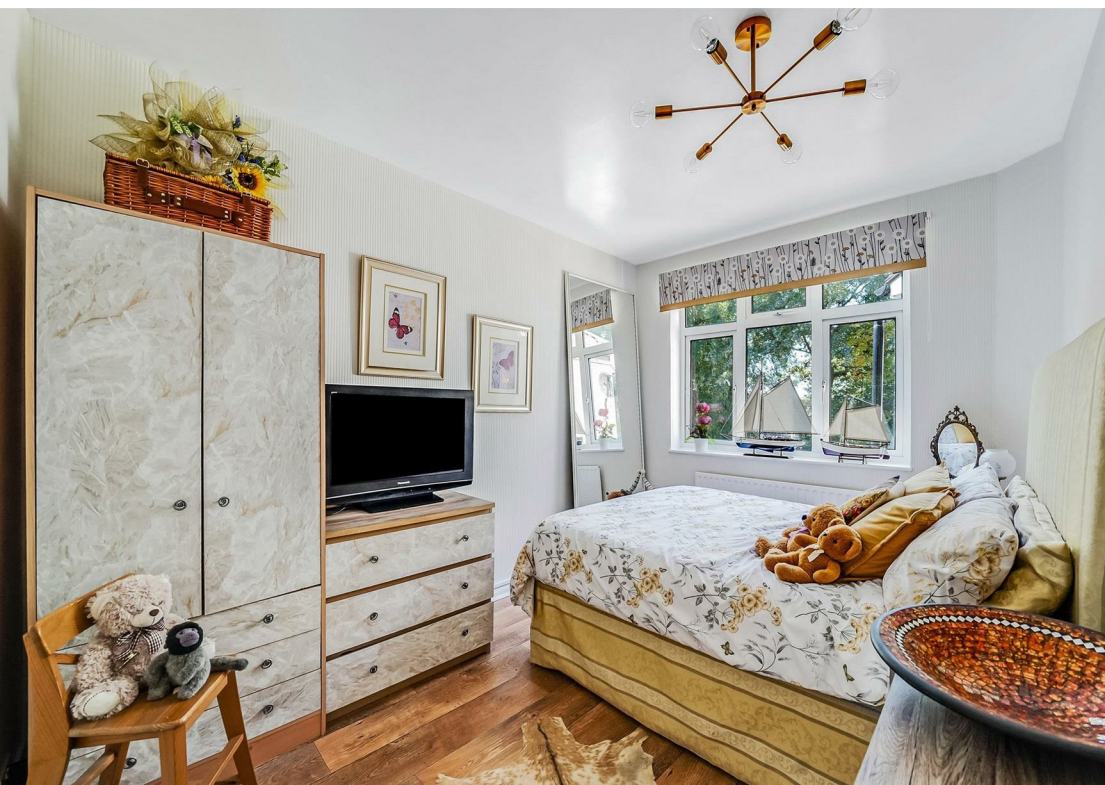
Externally the rear garden extends to approximately 70ft in length with paved patio and lawn areas. There is a large powered summer house in the garden along with plenty of flower and mature shrub borders as well as side access to the front of the property which has off street parking for two cars and an integrated garage.

Mansfield Hill is situated in the sought after area of North Chingford and is within easy reach of the local shopping area of Station Road with supermarkets such as Amazon Fresh, Co-op, and Tesco Express along with all its bars, restaurants, & coffee shops. Transport links 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 just up the road for when you fancy a lovely and peaceful walk.

Local schools include St Marys Primary, Chingford CoE Primary and Chingford Foundation Secondary. In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.







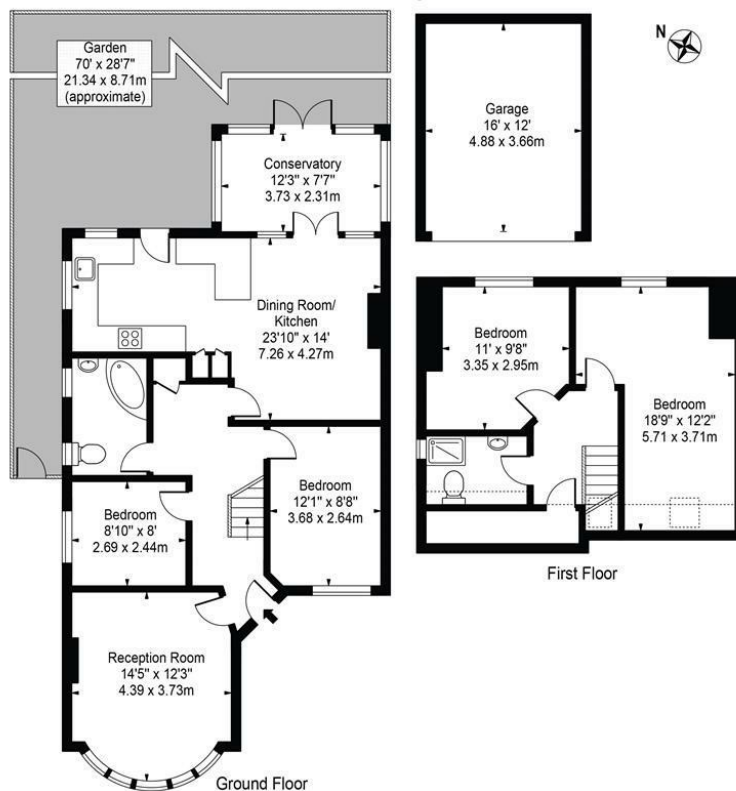


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Approx. Gross Internal Area 1351 Sq Ft - 125.51 Sq M
(Including Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1284 Sq Ft - 119.29 Sq M
(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 192 Sq Ft - 17.86 Sq M



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

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		51	
(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



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