




Mansfield Hill, North Chingford, E4 7SS £695,000 

PROPERTY SUMMARY

Offering for sale this charming and very well maintained three bedroom semi detached house situated in North Chingford. Internally the property benefits from an inviting entrance hall with panelled walls, two spacious interconnecting reception rooms, both of which have feature fire places, an extended modern fitted kitchen with breakfast bar, a modern fitted bathroom, double glazing, gas central heating and fitted wardrobes to the two main bedrooms.

Externally the property has patio area accessed from the dining room. From this patio area stairs lead down the garden which is approximately 80ft in length with a paved patio & lawn area which backs onto Mansfield Park. There is an outside WC with wash hand basin along with access to a cellar which is ideal for storage. There is a garage at the property accessed via a shared driveway along with off street parking. The garage has been partitioned and has an office area which opens onto a raised decked patio with excellent views over Mansfield park.

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 CofE Primary and Chingford Foundation Secondary. In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

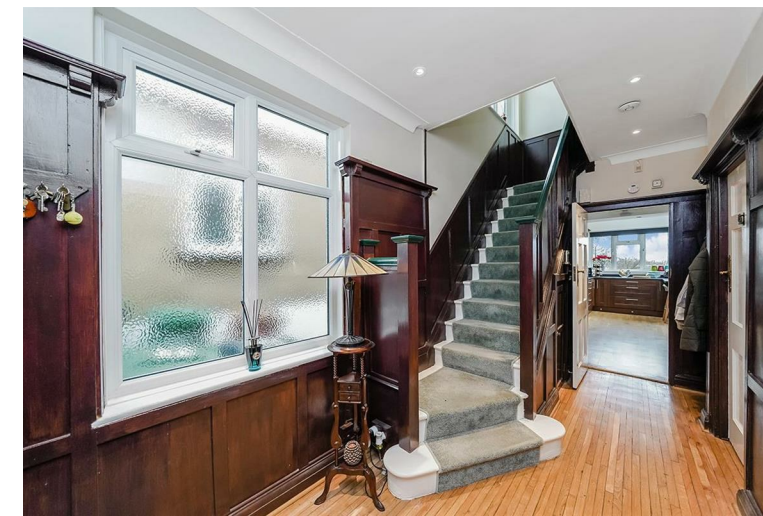
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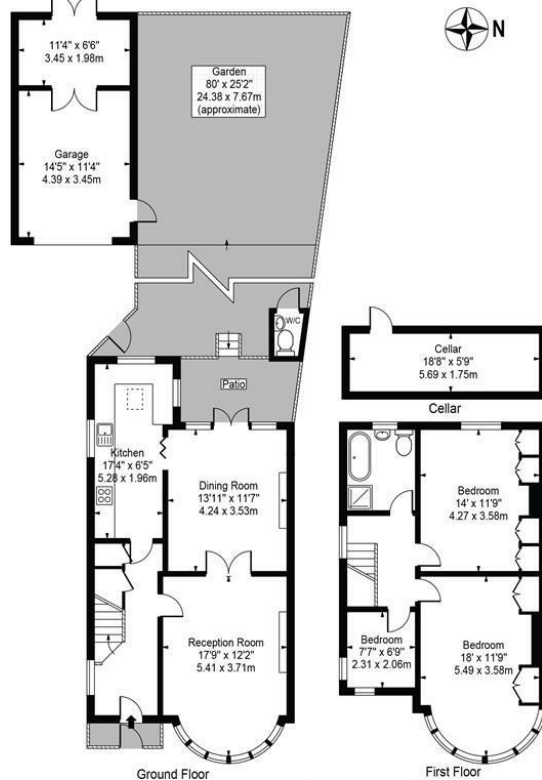
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Mansfield Hill,
North Chingford, E4 7SS

Approx. Gross Internal Area 1163 Sq Ft - 108.05 Sq M
(Excluding Garage, Cellar & W/C)
Approx. Gross Internal Area Of W/C 11 Sq Ft - 1.02 Sq M
Approx. Gross Internal Area Of Garage 237 Sq Ft - 22.02 Sq M
Approx. Gross Internal Area Of Cellar 107 Sq Ft - 9.96 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			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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