



 Coultons  
**FOR SALE**  
020 8090 0860  
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Endlebury Road, North Chingford, E4 6QG

OFFERS IN EXCESS OF  
£850,000

 Coultons



## PROPERTY SUMMARY

Set over three floors is this stunning four double bedroom 1930s semi detached house which has been extended to the rear, side and into the loft. The ground floor comprises of a study / office room, front reception room, ground floor wc, a utility room, a large extended open plan contemporary fitted kitchen with living and dining room. Bi fold doors open onto a low maintenance rear garden with paved patio area & artificial grass. There is a garage to the rear of garden which is accessed via a service road to the side of the property. There is a further storage room within the garage along with off street parking to the front of the property.

The first floor comprises of three double bedrooms, two of which have air conditioning which the vendor will leave at an additional cost, and spacious and luxury bathroom.

The second floor / loft room has the primary bedroom along with a shower room.

Endlebury Road is situated in the sort 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.

4



2



2

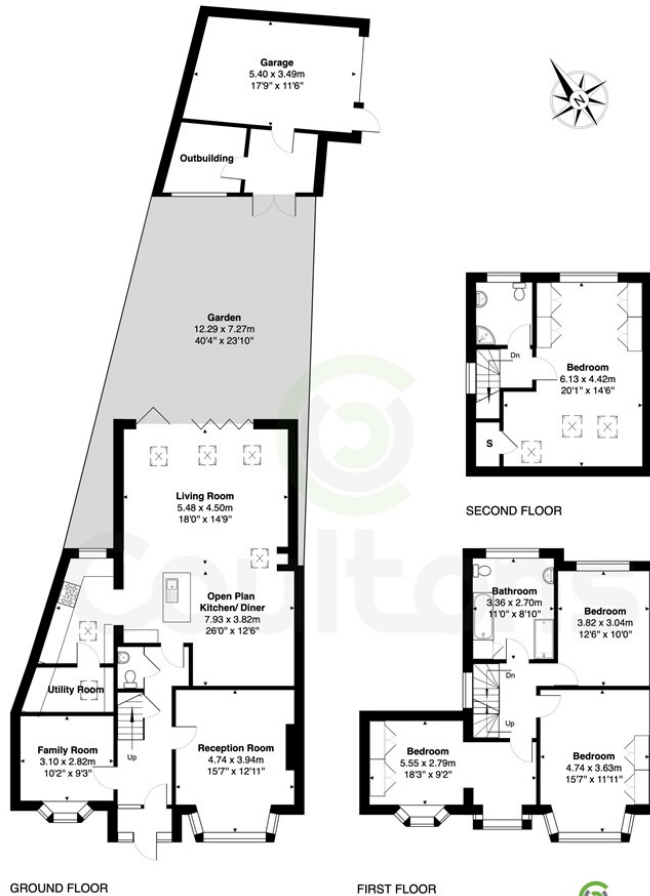






### Endlebury Road- E4

Approximate Gross Internal Area ( excluding garden, outbuilding and garage ) 190 sq. m / sq. ft 2046  
 Approximate Total Gross Internal Area ( excluding garden) 218.5 sq. m / sq. ft 2352



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.  
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**LOCAL AUTHORITY**  
 Waltham Forest London Borough

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 E

**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>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(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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