



St. Catherine's Road, Chingford, E4 8AU

ASKING PRICE
£699,950

 **Coultons**

PROPERTY SUMMARY

Set over three floors and situated on a quiet residential turning is this tastefully decorated and very well presented 1930's semi-detached family home which has been extended to the rear and above.

The ground floor comprises of a through lounge, a modern fitted kitchen with solid work surfaces and a dining area. Double doors open to the rear garden which extends to approximately 42 feet which has a paved patio and lawn area with side access to the front of the house which has off street parking. There is also a modern fitted shower room on the ground floor accessed via the hallway.

The first floor comprises of three bedrooms and a contemporary fitted family bathroom. Stairs from the landing lead to the second floor (loft conversion) which has the fourth bedroom and en-suite shower room.

St.Catherine's Road is situated between both shopping areas of Chingford Mount and the High Street of Station Road in North Chingford. Both have an array of bars, coffee shops & restaurants with a great choice of different cuisines. The green spaces of the Ridgeway Park are close by along with the vast area of Epping Forest for great walks any cycling enthusiasts.

There are also several schools in the area which include Parkside Primary, Lime Academy Larkwood, Chingford Foundation Secondary and Chase Lane Primary.

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3



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St. Catherine's Road- E4

Approximate Gross Internal Area 142.0 m² ... 1528 ft² (excluding garden)



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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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