



Frederica Road, North Chingford, E4 7AL

ASKING PRICE
£975,000

 Coultons

PROPERTY SUMMARY

Coultons are privileged to offer for sale this rare visitor to the open market with this substantial five bedroom terraced house full of charm, originality and character. The property is in excess of 2000 SQFT and arranged over three floors. Located in a prime North Chingford turning, this five bedroom home is brimming with character and a must view.

The front reception room is bay fronted with large windows and high ceilings making it a bright and inviting space, reception two runs into the morning room that offers views out across the mature rear garden. The kitchen/diner is well proportioned and with a door leading to the downstairs WC and rear garden.

The first floor accommodation comprises of the spacious landing, and doors leading to each of the bedrooms which are in keeping with the proportions of the property overall and stairs to the second floor where a further double bedroom and shower room is located. General gas central heating is throughout providing heating and hot water, as well as vendor owned Solar Panels generating £400 of electricity per annum.

Frederica Road is a quiet residential turning set one street back from Station Road, with its varied array of independent shops, boutiques and restaurants and being a short stroll to Chingford Overground that will get you into Liverpool Street in less than thirty minutes. North Chingford is well known for it's selection of highly regarded schools both state and private, as well as having Epping Forest nearby where local residents can enjoy Golf, Cycling, Horse Riding and the popular wide open spaces.

5



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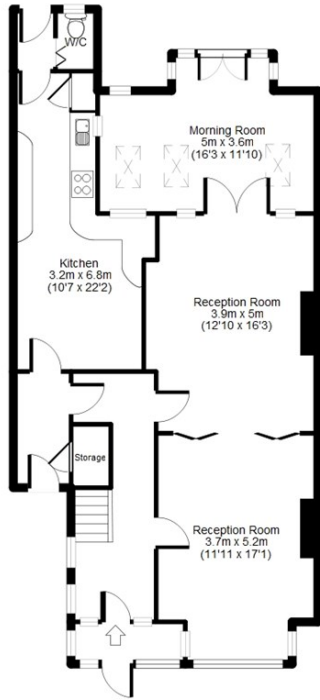
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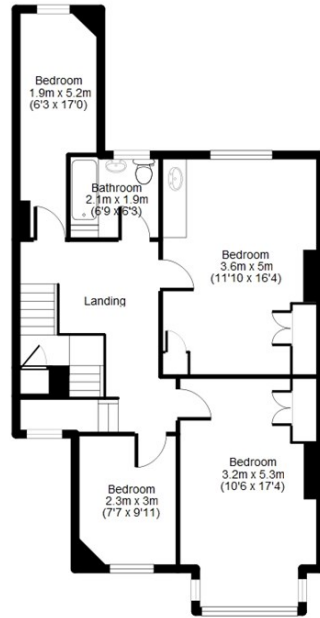


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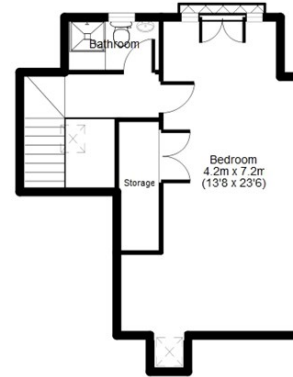
APPROX GROSS INTERNAL FLOOR AREA: 2096 sq. ft / 195 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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