



Harford Close, Chingford, E4 7NH

ASKING PRICE
£729,950



PROPERTY SUMMARY

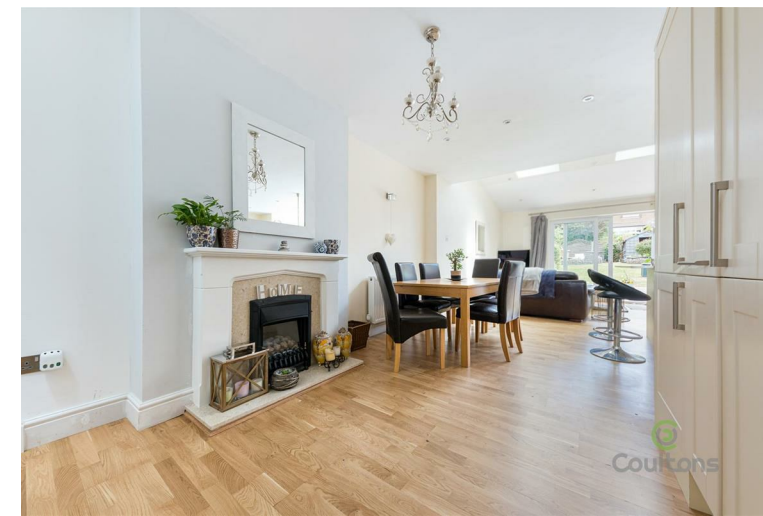
Coultons are delighted to offer for sale this rare to market and absolutely stunning four bedroom chalet style bungalow finished to a very high specification throughout. Features include an open plan living area; large, landscaped garden with an insulated garden room and pergola. Nestled on Harford Close, this sought after location offers the best of both worlds; moments away from the historic Epping Forest, ideal for dog walkers, joggers, and lovers of nature whilst also ideal for commuters, being only 10 minutes' walk away from Chingford Overground station (TFL zone 5), which transports you to London Liverpool Street in 25 minutes. The ever-popular Station Road is a short walk away offering an array of restaurants, bars, shops and amenities with Chingford Golf Course also close-by.

Bungalows are in high demand for their versatility in ground floor living, as well as the opportunity to extend above to offer further space and bedrooms. This excellent family home has been extended to both the rear and loft to accommodate two further bedrooms with a large shower room..

On the ground floor, there is a spacious 21ft open plan kitchen/diner with large sliding doors leading to the rear garden capturing vast amounts of sunlight. The beautiful kitchen offers an abundance of working space and comprises of a complete set of high end built-in appliances throughout. Two bedrooms are located on the ground, one of which is currently used as a TV room with the other two bedrooms are located on the first floor as well as a further bathroom.

The large 65ft, landscaped garden has everything you want from outdoor space including large patio and dining area with an adjacent garden room, mainly laid to lawn with mature shrubs.

We highly recommend booking an internal inspection to fully appreciate this exceptional property and its many features to avoid disappointment





Harford Close- E4

Approximate Gross Internal Area 130.0 m² ... 1400 ft² (excluding garden and outbuilding)



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		73	83
(55-68) D			
(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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