



Westminster Gardens, North Chingford, E4 6ER

£375,000



PROPERTY SUMMARY

We are delighted to bring to the market a charming and beautifully presented one bedroom freehold house situated in a sought after development located within an 8 minute walk of Chingford mainline station. The property is split level with a traditional layout comprising of lounge, kitchen/breakfast room and conservatory to the ground floor level and bedroom, bathroom and loft access to the first floor.

The attractive rear garden is secluded and very private surrounded by mature shrub borders with a large paved area ideal for the barbeque season and summer entertaining. To the front of the property there is allocated off street parking for one car. This superb property is located within walking distance of the stunning open spaces of the ancient Epping Forest, Chingford plain and Connaught water lake.

The property is also located within a short walk of Station Road with it's array of shops, restaurants, cafe's and transport links. Chingford mainline station (TFL zone 5) is approximately a 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow. There are many bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

We highly recommend booking an internal viewing to fully appreciate this superb property and it's many features to avoid disappointment. Strictly by appointment only. Please call vendors sole agent Coultons on 020 80900 860 to arrange a viewing appointment.

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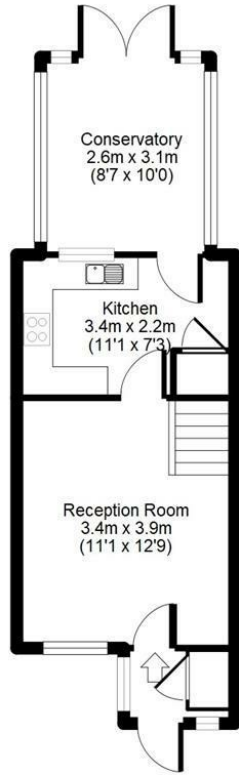




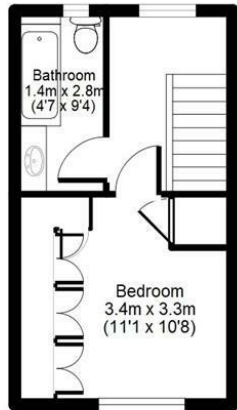


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APPROX GROSS INTERNAL FLOOR AREA: 553 sq. ft / 51 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest London Borough

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			88
(81-91) B			
(69-80) C		70	
(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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