



Westminster Gardens, North Chingford, E4 6ER

£375,000  Coultons

## 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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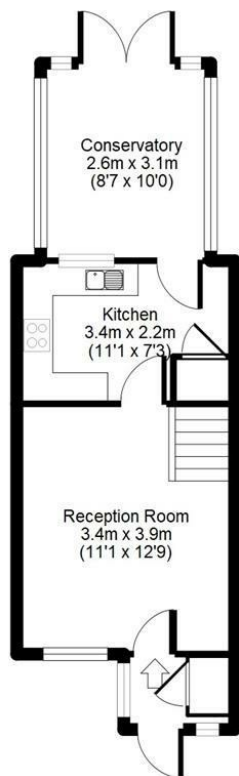




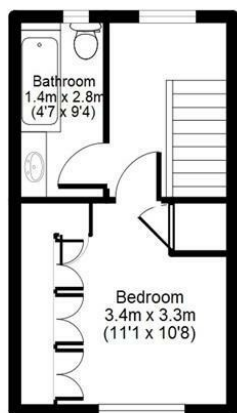


# Westminster Gardens, Chingford, E4

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



Ground Floor



First Floor

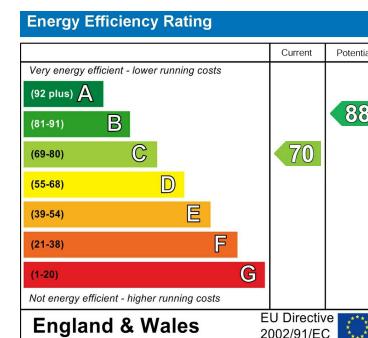
For identification purposes only  
Measurements are approx and not to scale

**LOCAL AUTHORITY**  
Waltham Forest London Borough

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
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**VIEWINGS**  
By prior appointment only



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



**OFFICE ADDRESS**  
26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

**OFFICE ADDRESS**  
425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk