



Hurst Avenue, Chingford, E4 8DW

£650,000  Coultons

PROPERTY SUMMARY

Offering for sale this spacious and very well proportioned four/five bedroom double fronted period house set over three floors situated on a quiet and sought after residential road.

The ground floor comprises of a spacious through lounge, an additional living room, which opens onto a modern fitted kitchen with granite work surfaces and breakfast bar.

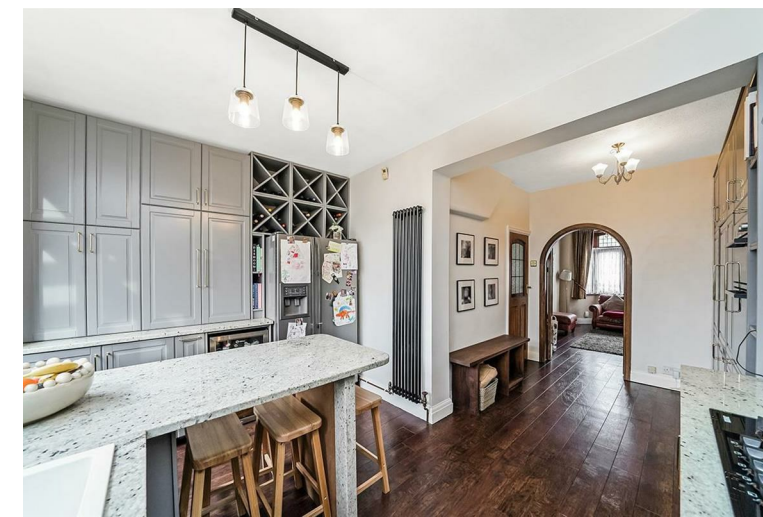
The first floor has three double bedrooms and a family bathroom. From the first floor landing, stairs lead the the second floor where you will find two further bedrooms, with the smaller one currently being used as a dressing room, but can be changed into a further bathroom.

Externally the rear garden is approximately 34ft in length which is mainly laid to lawn and with a paved patio area. There is a garage to the rear of the garden which is accessed via a service road and off street parking to the front of the house.

Hurst Avenue is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home. Viewing is highly recommended to fully appreciate this house.







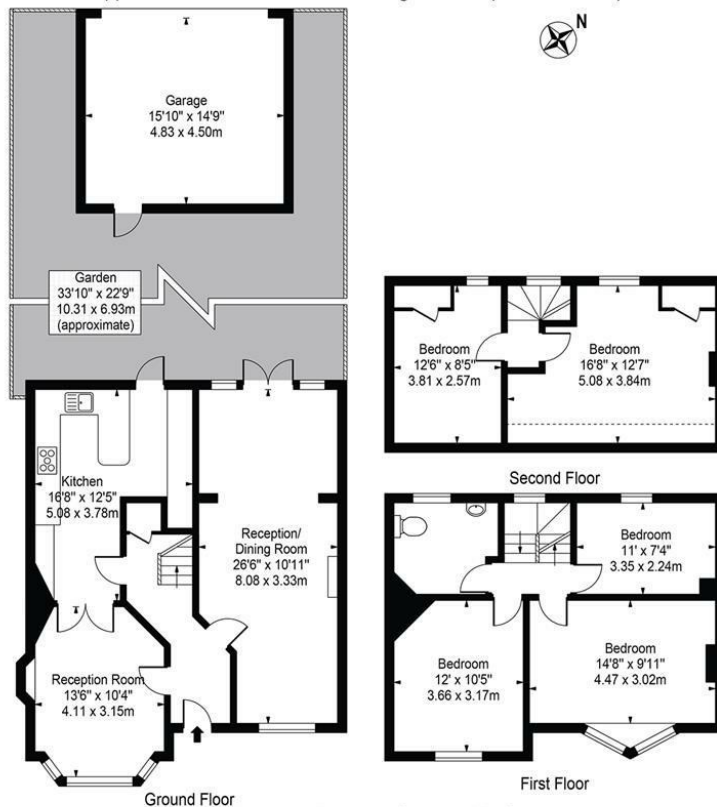


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Approx. Gross Internal Area 1455 Sq Ft - 135.17 Sq M
(Including Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1429 Sq Ft - 132.76 Sq M
(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 234 Sq Ft - 21.74 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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 | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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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