



Pentney Road, North Chingford, E4 7HB

£675,000

 Coultons

PROPERTY SUMMARY

Tastefully decorated throughout and finished to a high standard is this three double bedroom period terraced house set over three floors situated on a quiet residential road in the heart of North Chingford, and is a very short walk to the Overground Station. The ground floor comprises of two reception rooms, a contemporary fitted kitchen with quartz work surfaces and dining area. From there bi-folding doors opens onto the rear garden which is approximately 45ft in length with paved and decked patio areas along with lawn area. The first floor two double bedrooms and a larger than average family bathroom. From the first floor landing stairs lead to the second floor / loft conversion where you will find the primary bedroom with an en-suite shower room.

Pentney Road is located a few minutes walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools. In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

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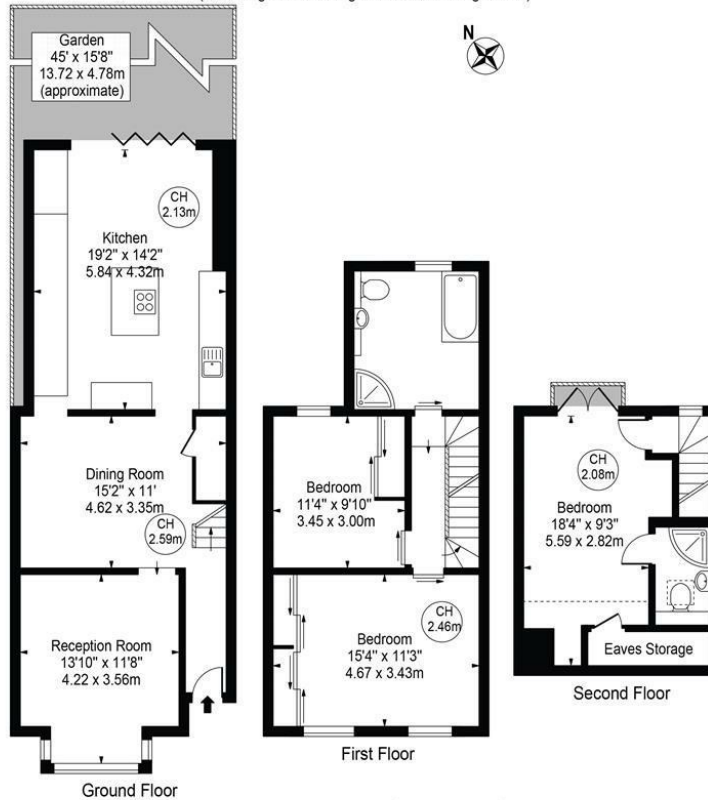








Pentney Road,
North Chingford, E4 7HB
Approx. Total Internal Area 1331 Sq Ft - 123.65 Sq M
(Including Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 1282 Sq Ft - 119.10 Sq M
(Excluding Eaves Storage & Restricted Height Area)



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

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (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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