



Coultons  
**FOR SALE**  
020 8090 0860  
www.coultons.co.uk

69

Woodberry Way, North Chingford, E4 7DY

OFFERS IN EXCESS OF  
£799,950

 Coultons



## PROPERTY SUMMARY

Situated on one of North Chingfords' sought after residential roads is the spacious three bedroom semi detached house. Added benefits includes two separate reception rooms, a good sized fitted kitchen, a conservatory, ground floor WC, a first floor shower room with separate WC, double glazing, gas central heating, a rear garden which is approximately 38ft x 18ft which is mainly laid to lawn with excellent views across London, a spacious garage and off street parking. There is scope to add additional living space to the house or adding an annexe by extending over the garage and into the loft, subject to planning consent.

Woodberry Way 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 interchange 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 just up the road.

The property is conveniently located within easy reach of Chingford CoFE and St. Mary's primary schools along with Chingford Foundation secondary / sixth form school.

In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

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2









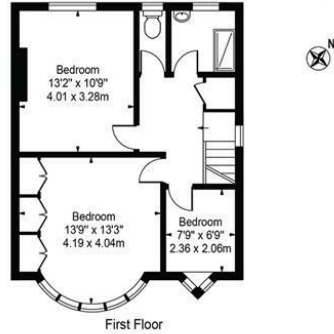




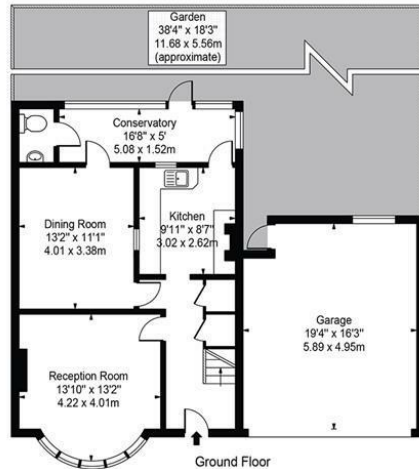




Woodberry Way,  
North Chingford, E4 7DY  
Approx. Gross Internal Area 1147 Sq Ft - 106.56 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 303 Sq Ft - 28.15 Sq M



First Floor



Ground Floor

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**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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