



Hawkwood Crescent, Chingford, E4 7PJ

OFFERS IN EXCESS OF
£699,995

 **Coultons**

PROPERTY SUMMARY

Tastefully decorated & finished to an amazingly high standard is this extended three bedroom semi detached house situated on a quiet & sought after residential road within the catchment area of the OFSTED outstanding Yardley Primary School.

The ground floor comprises of a front reception room, ground floor WC, utility room, contemporary fitted kitchen with integrated appliances, quartz work surfaces, instant hot water tap, underfloor heating, along with a dining & living area, two 3x1m skylights, & bi-fold doors which open onto the garden. Stairs from the hallway with a glass balustrade lead to the first floor where you will find the three bedrooms, one with built in wardrobes & the modern fitted family bathroom. There is a loft with a drop down ladder where you will find ample space for storage, & which can be converted into a loft conversion subject to planning consent.

Added benefits includes aluminium double glazing, engineered hardwood flooring, smart home heating system with individual thermostats & phone app.

Externally the rear garden is approx. 76ft in length, mainly laid to lawn, with evergreen plants & a covered porcelain paved patio area. To the rear of the garden there is a bespoke built outhouse with power which can be used as a home office/gym. There is side access to the front of the property & Indian sandstone paved off street parking & further evergreen plants.

The property is located in a tree lined Crescent with the vast green spaces of Epping Forest being at the top of the road. The desirable shopping area of Station Road in North Chingford with all its bars, restaurants, coffee shops and retailers such as Amazon, Tesco, & Co-op along with Chingford Overground Station with direct access into Liverpool Street & Walthamstow Central where you can change over to the Victoria Line on the Underground, is easily accessible either by a leisurely walk or by taking the hopper bus (379).

This uniquely designed house must be seen to be fully appreciated

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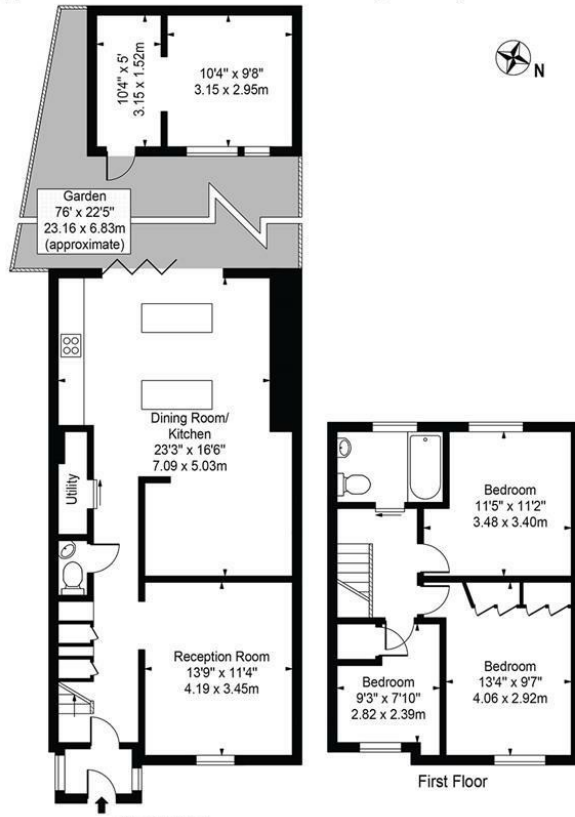








Hawkwood Crescent, E47PJ
 Approx. Gross Internal Area 1122 Sq Ft - 104.24 Sq M
 (Excluding Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 156 Sq Ft - 14.49 Sq M



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
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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