



Priory Avenue, Chingford, E4 8AA

OFFERS IN EXCESS OF
£650,000

 **Coultons**

PROPERTY SUMMARY

Situated on this sought after residential road is this spacious and well presented mid terraced family house. The property benefits from four bedrooms (three doubles and one single), a spacious front living room, a contemporary fitted black kitchen with granite/quartz work surfaces, a spacious family bathroom on the first floor, along with an en-suite bathroom to the loft room, double glazing, gas central heating, a tiered south facing rear garden which is approximately 65ft in length with excellent views across London and an outbuilding to the rear, and with off street parking for two cars to the front aspect.

Priory 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 Larkswood Primary Academy.

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







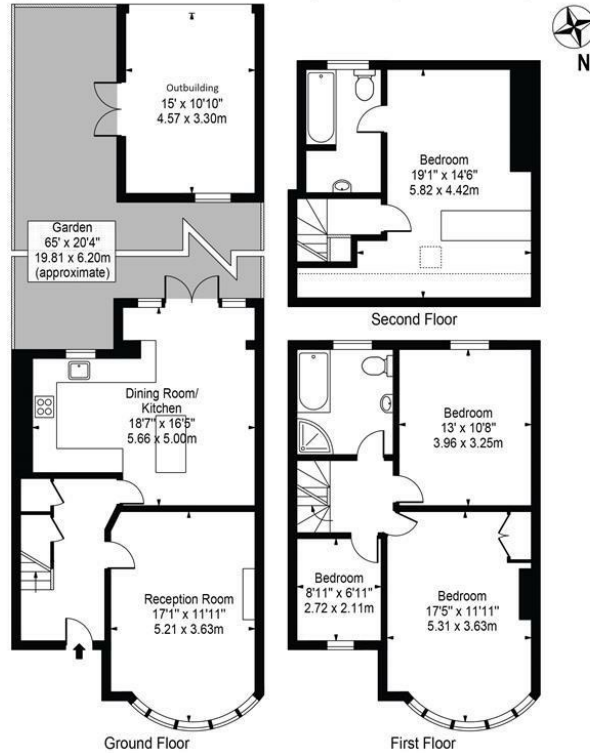


Priory Avenue,
Chingford, E4 8AA

Approx. Gross Internal Area 1454 Sq Ft - 135.08 Sq M
(Including Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1415 Sq Ft - 131.46 Sq M
(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Garage 162 Sq Ft - 15.08 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

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) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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