



Sunset Avenue, North Chingford, E4 7LW

£635,000  Coultons

PROPERTY SUMMARY

Offering for sale this very well presented three bedroom chalet bungalow situated on a quiet and sought after residential road. The property benefit from a spacious living room, a modern fitted kitchen with granite work surfaces, a spacious family bathroom, a west facing rear garden which is approximately 65ft in length with a raised rear patio area with excellent views. There is a large storage area below the raised patio area along with a garage accessed via a shared driveway. To the front aspect of the property there is off street parking. Added benefits include beautiful stain glass windows, a feature fire place, gas central heating and old style radiators.

Sunset Avenue situated in the sought after area of North Chingford and is within easy reach of the local shopping area of Station Road with supermarkets such as Amazon Fresh, Co-op, and Tesco Express along with all its bars, restaurants, & coffee shops. Transport links includes local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

There are plenty of green spaces in Chingford with local parks including both Mansfield Park & Ridgeway Park, along with the vast area of Epping Forest, Connaught Waters and Chingford Golf Course being just up the road for when you fancy a lovely and peaceful walk. Local schools include St Marys Primary, Chingford CoFE Primary and Chingford Foundation Secondary.

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

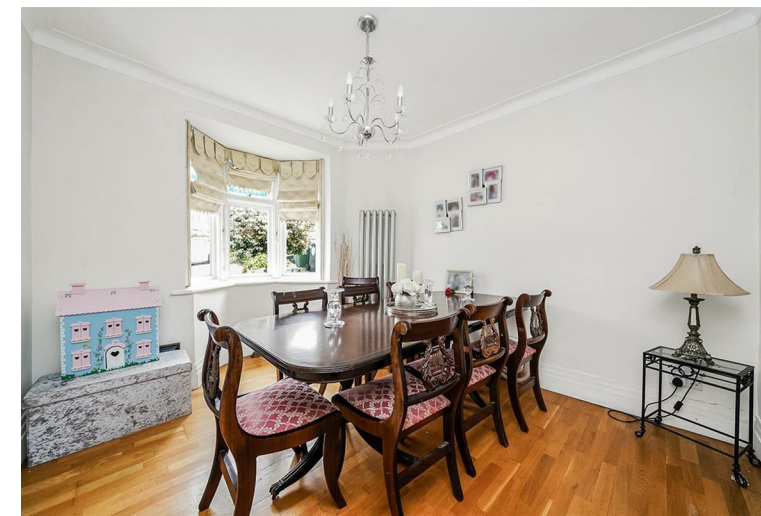
3



1



1

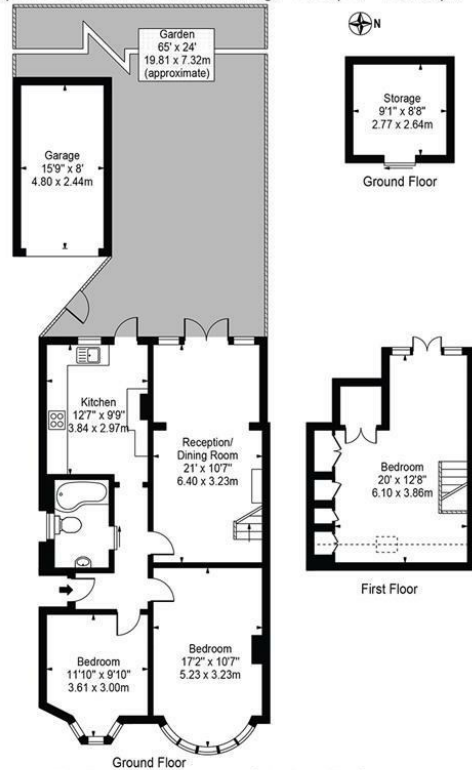








Sunset Avenue,
North Chingford, E4 7LW
Approx. Gross Internal Area 1005 Sq Ft - 93.37 Sq M
(Including Restricted Height Area, Excluding Garage & Storage)
Approx. Gross Internal Area 981 Sq Ft - 91.14 Sq M
(Excluding Restricted Height Area, Garage & Storage)
Approx. Gross Internal Area Of Garage 126 Sq Ft - 11.71 Sq M
Approx. Gross Internal Area Of Storage 79 Sq Ft - 7.31 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		50	
(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



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk