



St. John's Road, Chingford, E4 9TB

£500,000  Coultons

PROPERTY SUMMARY

****GUIDE PRICE £500,000 TO £525,000****

Offering for sale this mid terraced house situated on a quiet cul-de-sac in Chingford. The property benefits from three bedrooms, interconnecting reception rooms, a galley kitchen, a first floor shower room, a spacious conservatory with under floor heating, double glazing, gas central heating and a lovely rear garden which is approximately 30ft in length mainly laid to lawn with flower borders.

St. John's Road is within easy reach of the shopping facilities of both Chingford Mount and Highams Park with a vast array of bars, restaurants, coffee shops. Public transport includes several local bus routes as well as the Highams Park Overground Station with direct access into Liverpool Street. You can also inter change onto the underground at Walthamstow Central, Victoria Line Zone, and for those who drive the A406 North Circular Road is easily accessible.

There are 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 Larkwood Primary Academy.

In our opinion the property would make an excellent family home and viewing is highly recommended.

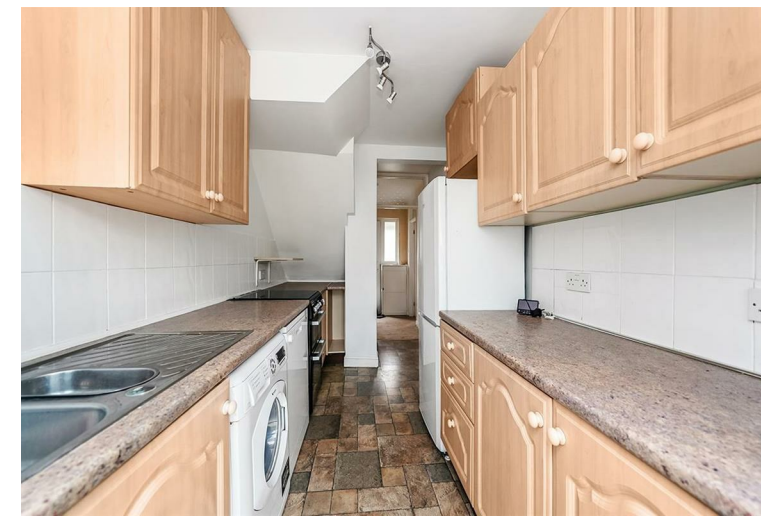
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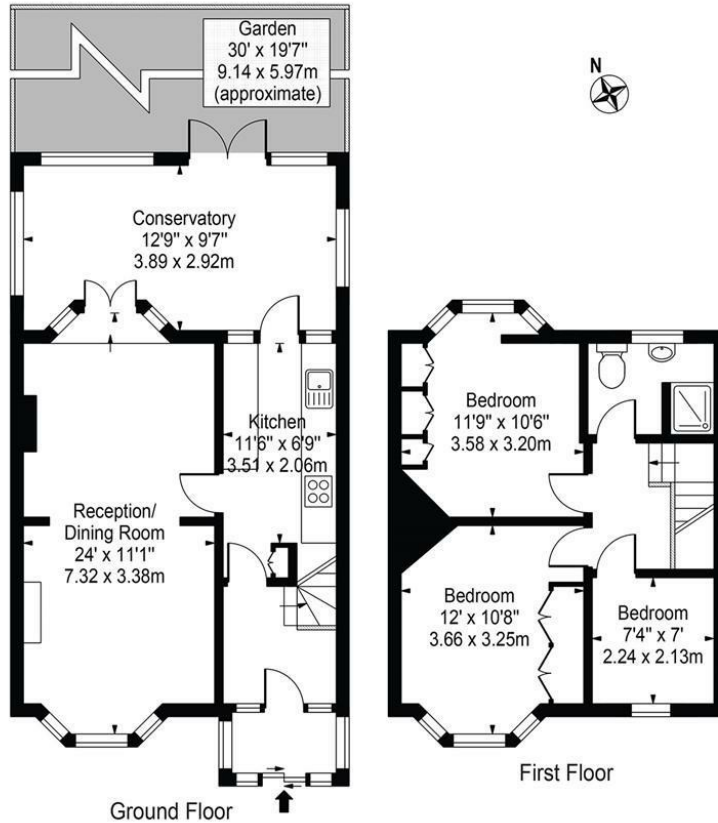








St. John's Road, E4 9TB
 Approx. Gross Internal Area 983 Sq Ft - 91.32 Sq M



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
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(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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