




Sinclair Road, Chingford, E4 8PH £550,000 

PROPERTY SUMMARY

Offering for sale this end of terraced Victorian house situated on a quiet residential road in South Chingford. The property benefits from three bedrooms, an additional loft room, a through lounge, kitchen diner, utility room, first floor family bathroom, double glazing, gas central heating, a rear garden which is approximately 65ft in length with a double garage to the rear accessed via Titley Close.

Subject to planning consent the property has the potential to be extended to the rear, and to add a full loft conversion.

Sinclair Road is situated close to local amenities is only down the road from the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Public transport includes several bus routes and for those who drive, the A406 North Circular Road is easily accessible. Highams Park Overground Station is less than a mile away which has direct access into Liverpool Street.

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 & Lime Academy Larkwood.

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

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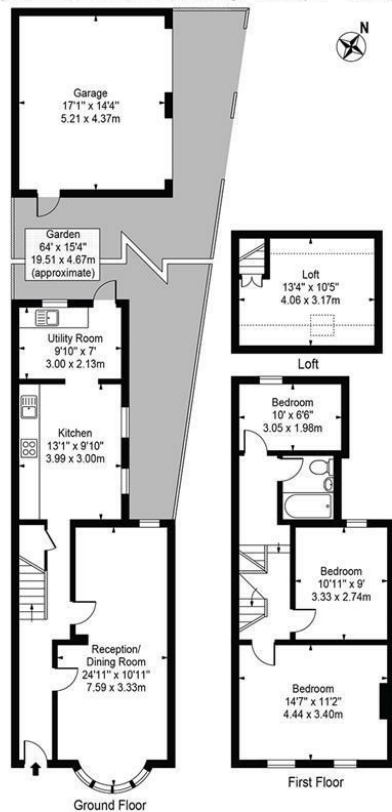








Sinclair Road Chingford, E4 8PH
 Approx. Gross Internal Area 1160 Sq Ft - 107.77 Sq M
 (Including Restricted Height Area & Excluding Garage)
 Approx. Gross Internal Area 1118 Sq Ft - 103.87 Sq M
 (Excluding Restricted Height Area & Garage)
 Approx. Gross Internal Area Of Garage 245 Sq Ft - 22.77 Sq M



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
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(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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