



Silverthorn Gardens, North Chingford, E4 8BP

PER MONTH
£3,500 Per Month

 **Coultons**

PROPERTY SUMMARY

Tastefully decorated and finished to a high standard is this spacious five bedroom semi detached house situated on a quiet and sought after cul-de-sac in North Chingford. The ground floor comprises of a spacious living room, a modern fitted shower room, an open plan contemporary fitted kitchen with dining and living area, with sliding doors opening to a rear garden which extends to approximately 120ft in length. There is off street parking to the front of the property. The first floor has three bedrooms and a further shower room. One of the bedrooms is larger than average with spectacular views over the reservoirs. The second floor / loft conversion comprises of two bedroom and another shower room.

Silverthorn Gardens is situated between both shopping areas of Chingford Mount and the High Street of Station Road in North Chingford. Both have an array of bars, coffee shops & restaurants with a great choice of different cuisines. The green spaces of Mansfield and Ridgeway Park are close by along with the vast area of Epping Forest for great walks any cycling enthusiasts.

There are also several schools in the area which include Parkside Primary, Lime Academy Larkwood, Chingford Foundation Secondary and Chase Lane Primary.

Transport links includes local bus routes along with 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.

In our opinion this property will make an excellent family home and viewing is a must.

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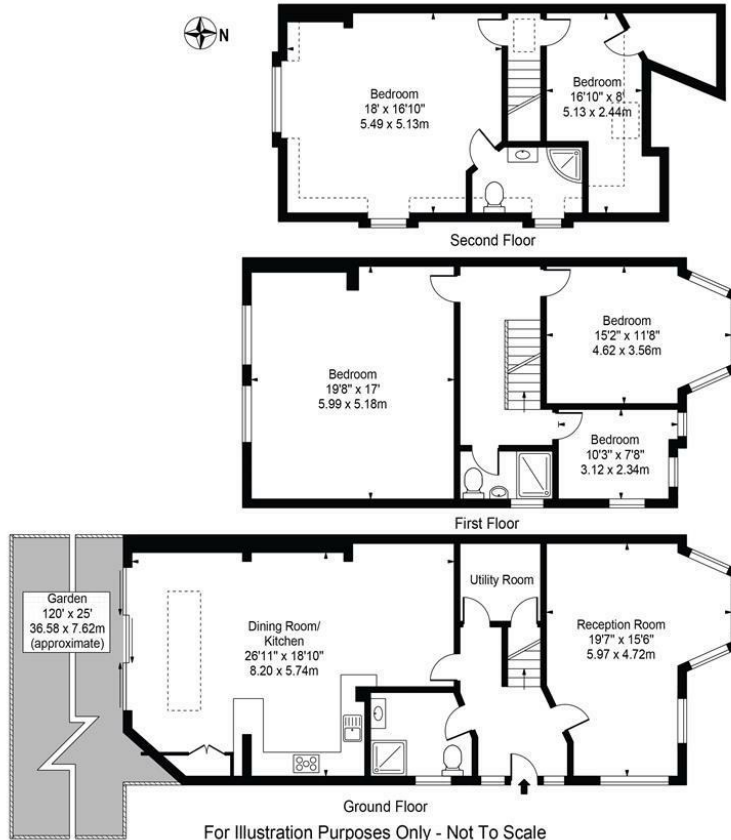
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Approx. Total Internal Area 2165 Sq Ft - 201.14 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 2062 Sq Ft - 191.57 Sq M
(Excluding Restricted Height Area)



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

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(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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