



Brindwood Road, Chingford, E4 8BH

£699,950  Coultons

PROPERTY SUMMARY

Tastefully decorated & finished to a high standard is this extended four bedroom semi detached house set over three floors and situated on a quiet & sought after residential road. The ground floor comprises of a front reception room, ground floor shower room, a utility room, an extended open plan contemporary fitted kitchen with integrated appliances, underfloor heating, along with a dining & living area, with bi-fold doors which open onto the garden. Stairs from the hallway lead to the first floor where you will find two double bedrooms with built in wardrobes, an office/study area and a modern fitted family bathroom. From the first floor landing stairs lead to the second floor / loft conversion where you will find two further bedrooms. The primary bedroom has a skylight window above along with a modern fitted en-suite shower room. The fourth bedroom is currently used as a walk in wardrobe/dressing room. Further benefits include double glazing, gas central heating and plantation shutters to the front aspect.

Externally there is a low maintenance rear garden which is approximately 31ft in length mainly laid to lawn and with a paved patio area. To the front there is off street parking for two cars along with an electric car charger.

Brindwood Road 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 Yardley Primary, Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

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

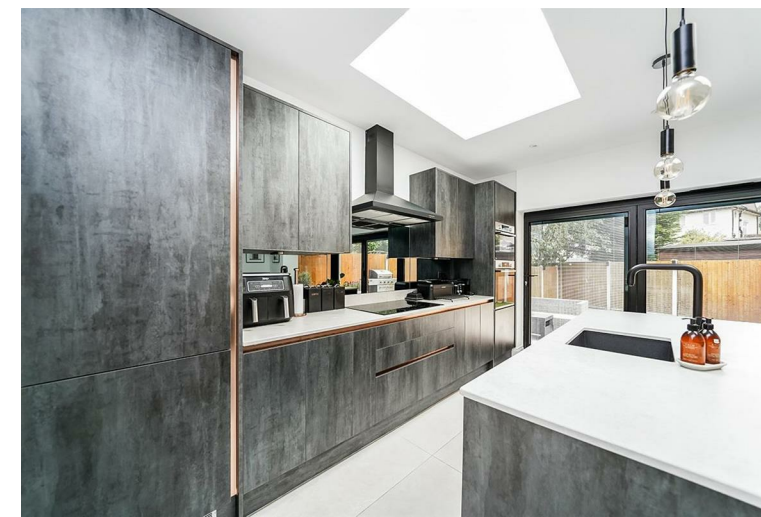
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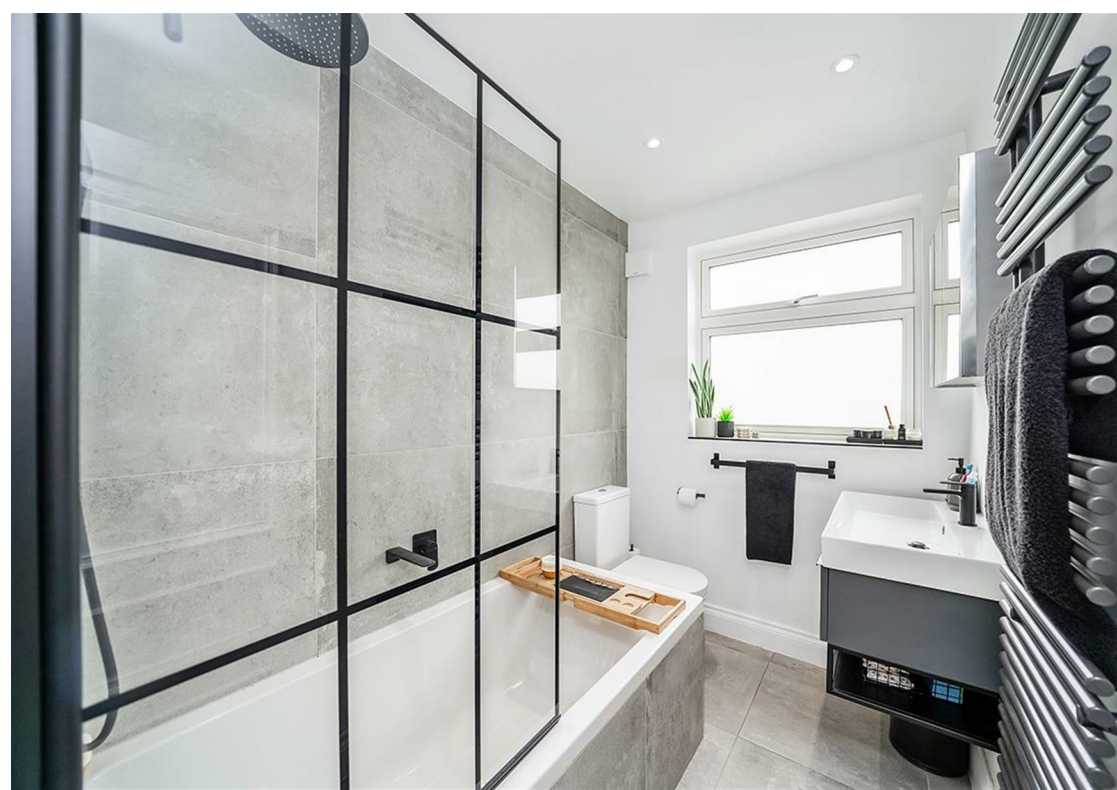
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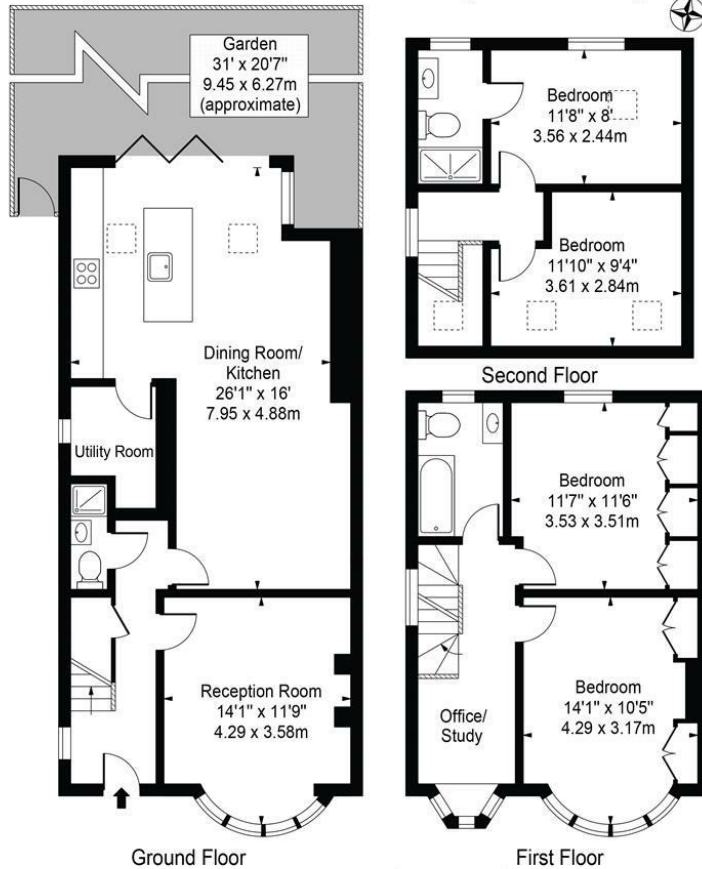








Brindwood Road, E4 8BH
 Approx. Gross Internal Area 1360 Sq Ft - 126.35 Sq M



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			84
(81-91) B		69	
(69-80) C			
(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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