



Garfield Road, North Chingford, E4 7DG

£675,000  Coultons

PROPERTY SUMMARY

Occupying 1170sq ft (108.70sqm) and set over three floors is the modern built end of terraced three double bedroom house situated on a quiet residential road in the heart of North Chingford. The ground floor comprises of a spacious living room, a modern fitted kitchen with integrated appliance and space for a dining table, and a spacious ground floor WC. The first floor has two double bedrooms and a modern fitted family bathroom. Stairs from the first floor landing lead to the second floor where you will find the third double bedroom, a modern fitted shower room and storage cupboards.

Externally there is a low maintenance paved rear garden which is approximately 30ft in length with side access to the front along with parking space to the rear accessed via Cart Lane.

Garfield Road is located just off Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station (which is just around the corner) with direct access into Liverpool Street. You can also inter-change on to the Underground Station at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

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

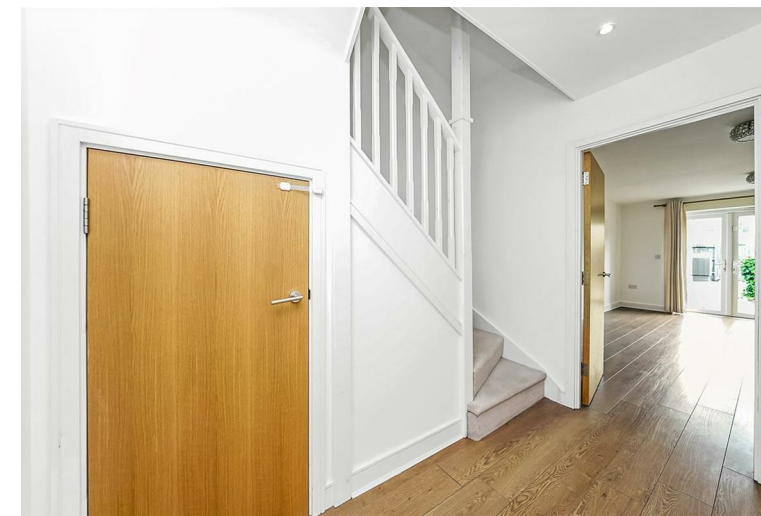
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Chingford, E4 7DG

Approx. Total Internal Area 1199 Sq Ft - 111.39 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1170 Sq Ft - 108.70 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
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		84	85
(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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