



Chingford Mount Road, Chingford, E4 9BS

£585,000



PROPERTY SUMMARY

Occupying 1017sq ft (94.48sq m) is the three double bedroom detached house situated in the heart of South Chingford. The property benefits from a living room, a spacious fitted kitchen, a first floor family bathroom, a first floor shower room, a ground floor WC, double glazing, gas central heating, a garage which is currently being used as an additional room, a rear garden which is 37ft x 32ft mainly laid to lawn with a paved patio area and side access to the front where you will find off street parking for three cars.

The property is a very short walk 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. The property is also within easy reach of trendy Highams Park with it's shopping area along with the Overground Station with direct access into Liverpool Street.

There are also 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.

The property is being offered with no onward chain and in our opinion this property would make an excellent family home and viewing is highly recommended.

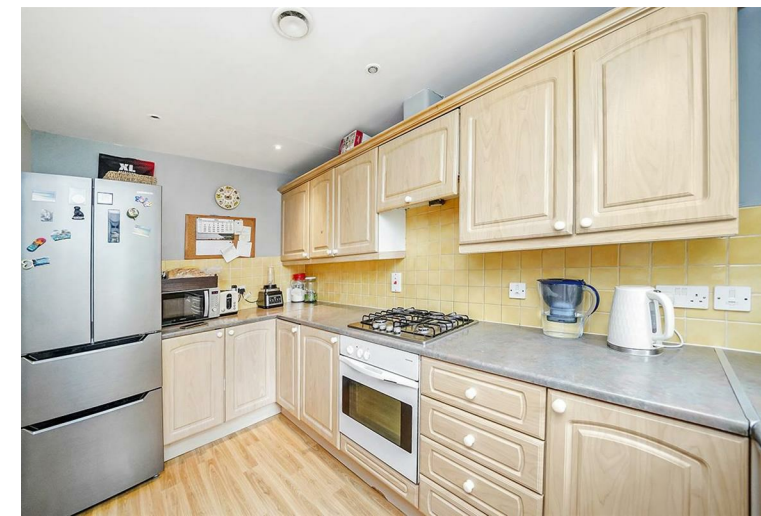
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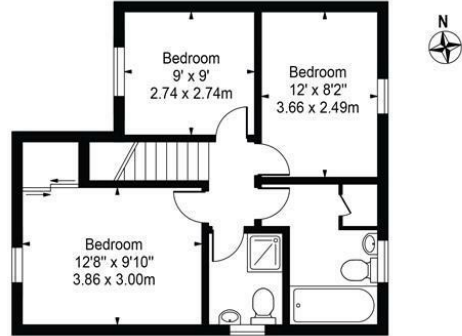




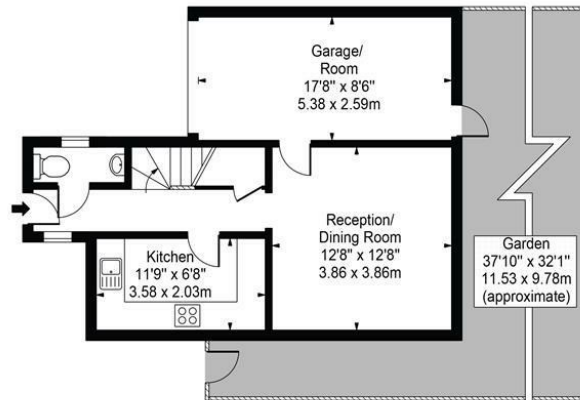




Chingford Mount Road,
Chingford, E4 9BS
Approx. Total Internal Area 1017 Sq Ft - 94.48 Sq M
(Including Garage/ Room)
Approx. Gross Internal Area Of Garage/ Room 150 Sq Ft - 13.93 Sq M



First Floor



Ground Floor

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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