



Tufton Road, Chingford, E4 8LE

£650,000

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet residential road in South Chingford and occupying 1687sq ft (156.73 sq m) is this extended end of terrace house which is in need of modernisation. The ground floor comprises of an open plan kitchen/dining/living room, an additional living room which is currently being used as a bedroom and a ground floor bathroom. The first floor comprises of three bedrooms, a shower room and a spacious lounge which can be changed to a further one/two bedrooms.

Externally the property has a large rear garden which is approximately 75ft x 40ft mainly laid to lawn with paved patio area and side access. To the rear of the garden there is a garage which is accessed via Chase Gardens.

Tufton Road 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.

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, Chingford Mount Baptist, Parkside Primary and Larkwood Primary Academy.

In our opinion this property, once modernised will make an excellent family home and viewing is highly recommended.

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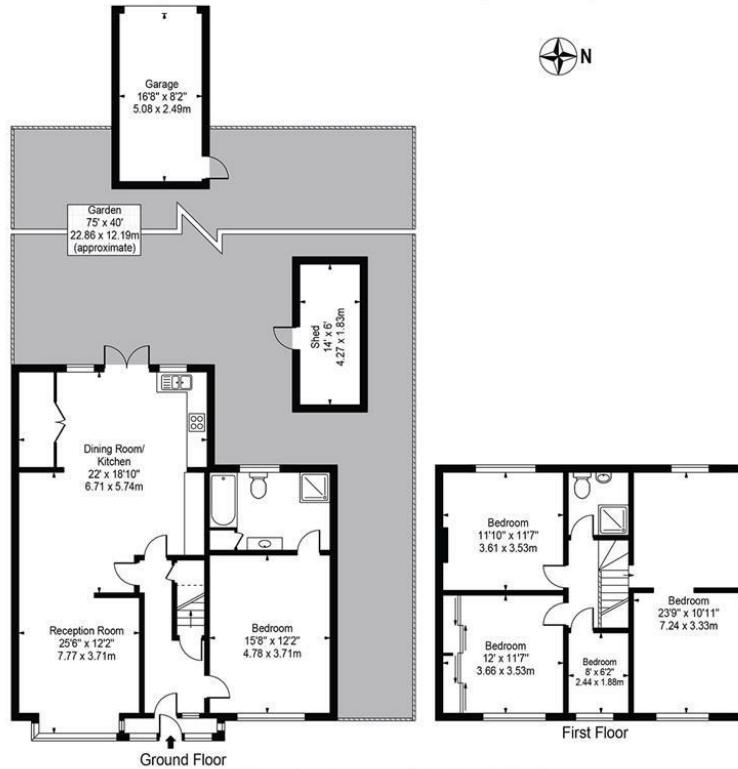






Tufton Road

Approx. Gross Internal Area 1687 Sq Ft - 156.73 Sq M
 (Excluding Garage & Shed)
 Approx. Gross Internal Area Of Garage 136 Sq Ft - 12.65 Sq M
 Approx. Gross Internal Area Of Shed 84 Sq Ft - 7.81 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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