



Drysdale Avenue, North Chingford, E4 7NJ

£625,000

 Coultons



## PROPERTY SUMMARY

Situated on a sought after residential road is this four bedroom mid terraced house set over three floors. For families looking for schools, the property sits in the catchment area of the Ofsted OUTSTANDING Yardley Primary School. The property benefits from a through lounge, a modern fitted kitchen, a modern fitted bathroom, along with an en-suite shower room to the primary bedroom (loft conversion), double glazing and gas central heating. To the front of the house there is off street parking and to the rear the garden extends to approximately 70ft and has a garage to the rear accessed via a service road. There is also the potential to extend to the rear of the house subject to planning consent.

Drysdale Avenue is within easy reach of local amenities along with Station Road in North Chingford, which is easily accessible either by a leisurely walk of by taking the hopper bus (379). Station Road has a vast array of independent retails shops, bars, restaurants, coffees shops, and supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on the the underground station at Walthamstow Central (Victoria Line - Zone 3).

You also have the vast green spaces and wooded area of Epping Forest very close by where you can explore some some of the nature trails and have a picnic when you fancy a quiet and peaceful time.

In our opinion this property would make an excellent home and viewing is highly recommended to be fully appreciated.

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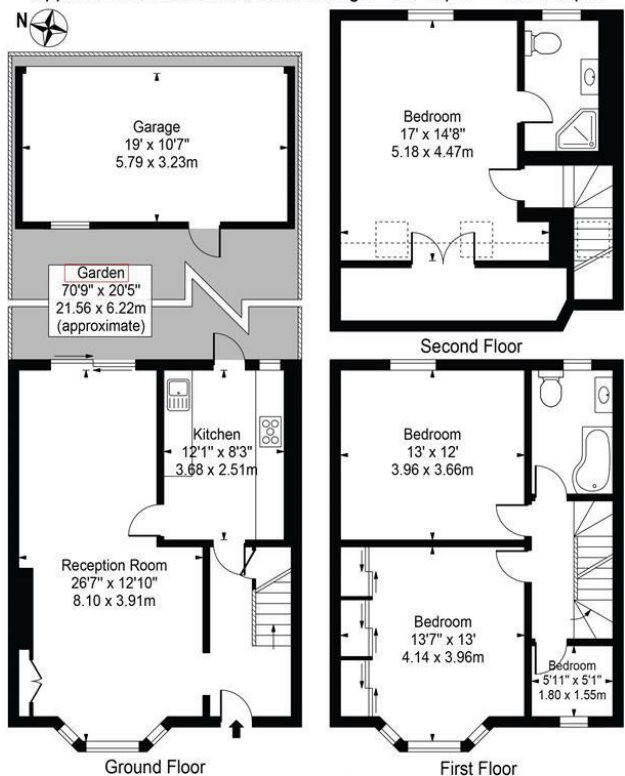
**Drysdale Avenue, E4 7NJ**

Approx. Gross Internal Area 1351 Sq Ft - 125.51 Sq M  
(Including Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 1266 Sq Ft - 117.62 Sq M  
(Excluding Restricted Height Area & Garage)

Approx. Gross Internal Area Of Restricted Height 85 Sq Ft - 7.90 Sq M

Approx. Gross Internal Area Of Garage 197 Sq Ft - 18.30 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 London Borough

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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