



Sinclair Road, Chingford, E4 8PW

£800,000

 Coultons

PROPERTY SUMMARY

Tastefully decorated and finished to a high standard is this spectacular three double bedroom semi-detached house situated on a quiet residential road. The ground floor comprises of a through lounge, an open plan contemporary fitted kitchen with integrated appliances and quartz work surfaces with a dining and family area with bi fold doors opening on to the rear garden, a second reception room, office/study room, and a ground floor WC. The first floor comprises of three double bedrooms, with the primary bedroom having a Juliette balcony looking over the garden, a vaulted ceiling, a walk in dressing room and an en-suite shower room.

Externally there is a low maintenance rear garden which is approximately 45ft x 32ft with a paved patio area, artificial grass, a further patio area to the rear. To the front of the property there is off street parking for two cars and an electric vehicle charger. There is a granny annexe/outbuilding which has power and running water. This can be used as an office/studio/gym and can also be accessed from Burley Close.

Sinclair Road is situated close to local amenities is only down the road from the Chingford Mount shopping area with all its bars, restaurants & coffee shops. Public transport includes several bus routes and for those who drive, the A406 North Circular Road is easily accessible. Highams Park Overground Station is less than a mile away which has direct access into Liverpool Street.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary & Lime Academy Larkswood. In our opinion this property would make an excellent family home and viewing is highly recommended.

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Approx Gross Internal Area = 167.7 sq m / 1805 sq ft
 Annexe = 19 sq m / 205 sq ft
 Garden = 121.7 sq m / 1310 sq ft
 Total = 308.4 sq m / 3320 sq ft



Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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LOCAL AUTHORITY
 Waltham Forest London Borough

TENURE
 Freehold

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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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