



 Coultons
FOR SALE
020 8090 0860
www.coultons.co.uk

The Green, North Chingford, E4 7EW £800,000  Coultons

PROPERTY SUMMARY

A rare opportunity to purchase this mid terraced period house situated in the conversation area of Chingford Green. The property benefits from three bedrooms, a through lounge, a modern fitted kitchen, a utility room, a spacious family bathroom, an additional ground floor WC, a rear garden which is approximately 36ft in length and off street parking.

Jubilee Villas is located on The Green on Station Road in North Chingford 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 down 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.

The property conveniently located within easy reach of Chingford CofE and St. Mary's primary schools.

In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

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Jubilee Villas

Approx. Total Internal Area 1228 Sq Ft - 114.08 Sq M
(Including Eaves Storage)

Approx. Gross Internal Area 1118 Sq Ft - 103.87 Sq M
(Excluding Eaves Storage)



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
Very energy efficient - lower running costs			
(82 plus) A			84
(81-81) B			
(69-80) C			
(55-68) D		55	
(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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