



Mayhew Close, Chingford, E4 8BB

OFFERS IN EXCESS OF  
£750,000

 **Coultons**

## PROPERTY SUMMARY

Welcome to Mayhew Close, Chingford, E4 - a charming semi-detached house that exudes character and warmth. This delightful property boasts a through lounge along with another separate reception room, a modern fitted kitchen with eat in area, a utility room, ground floor WC, four bedrooms, three of which are doubles, with the primary bedroom having an en-suite shower room, a spacious family bathroom, double glazing and gas central heating.

Externally the property benefits from a larger than average garden which is approximately 100ft x 55ft, with patio areas, a large lawn area, flower and shrubs border along with two summer houses. There is side access to the front of the house along with off street parking.

Mayhew Close is situated close 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 Yardley Primary, Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

Don't miss the opportunity to make this house your home - schedule a viewing and experience the timeless appeal of Mayhew Close for yourself.





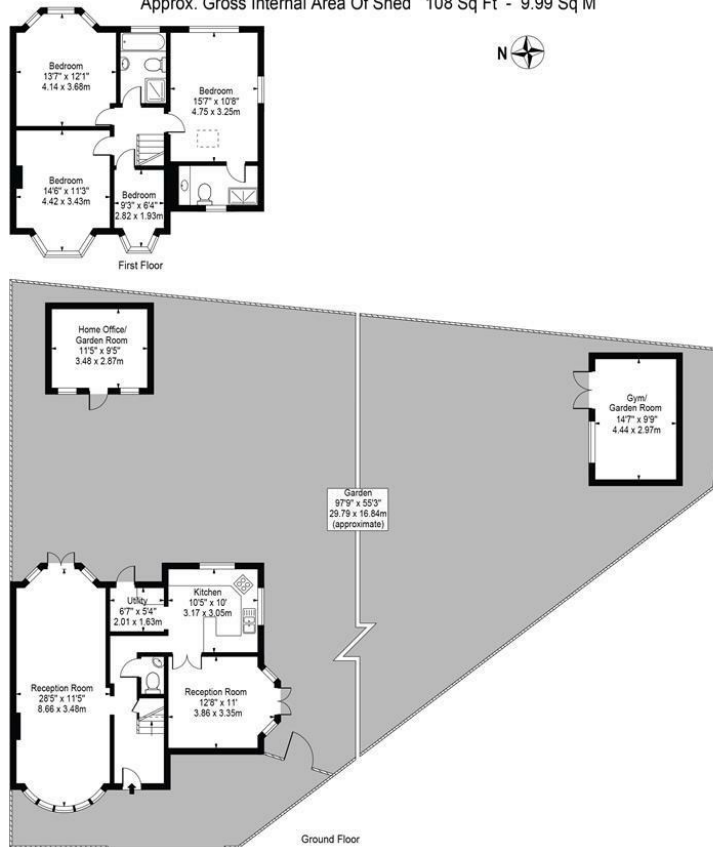




## Mayhew Close

Approx. Gross Internal Area 1391 Sq Ft - 129.23 Sq M  
(Excluding Storage & Shed)

Approx. Gross Internal Area Of Storage 142 Sq Ft - 13.19 Sq M  
Approx. Gross Internal Area Of Shed 108 Sq Ft - 9.99 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**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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



### OFFICE ADDRESS

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

### OFFICE ADDRESS

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk