



Hawkwood Crescent, Chingford, E4 7PH

GUIDE PRICE
£650,000

 **Coultons**

PROPERTY SUMMARY

GUIDE PRICE *£650,000 - £665,000*

Offering for sale on a chain free basis this 1930's halls adjoining semi detached house which has been extended to the rear, situated on a quiet & sought after residential road within the catchment area of the OFSTED outstanding Yardley Primary School.

The property benefits from three well proportioned bedrooms, a front living room, an extended open plan modern fitted kitchen with Corian work surfaces, with dining and family room, a spacious four piece family bathroom, an additional ground floor WC, double glazing, gas central heating. Externally the rear garden is approximately 55ft in length with a paved patio area, lawn area along with flower borders and shrubs, a garage which is accessed via a shared driveway along with off street parking. The property has the potential to add a loft conversion, subject to planning consent, giving further living space.

Hawkwood Crescent is located in a tree lined Crescent with the vast green spaces of Epping Forest being at the top of the road. The desirable shopping area of Station Road in North Chingford with all its bars, restaurants, coffee shops and retailers such as Amazon, Tesco, & Co-op along with Chingford Overground Station with direct access into Liverpool Street & Walthamstow Central where you can change over to the Victoria Line on the Underground, is easily accessible either by a leisurely walk or by taking the hopper bus (379).

In our opinion this property would make an excellent family home and viewing is highly recommended.

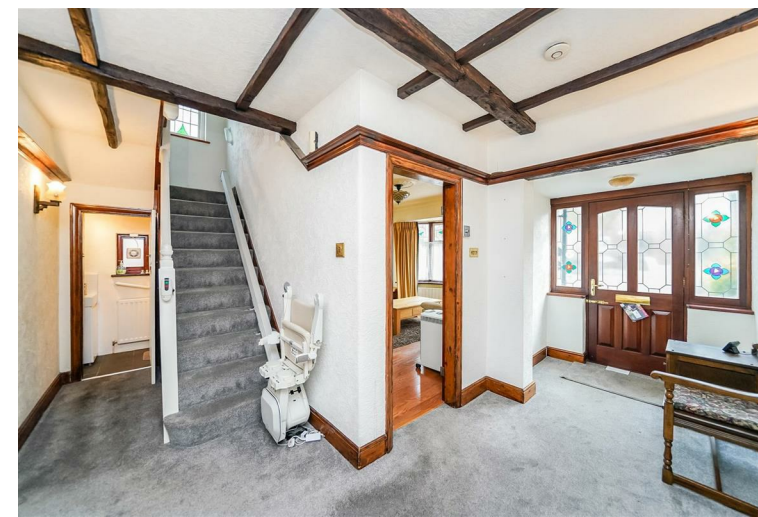
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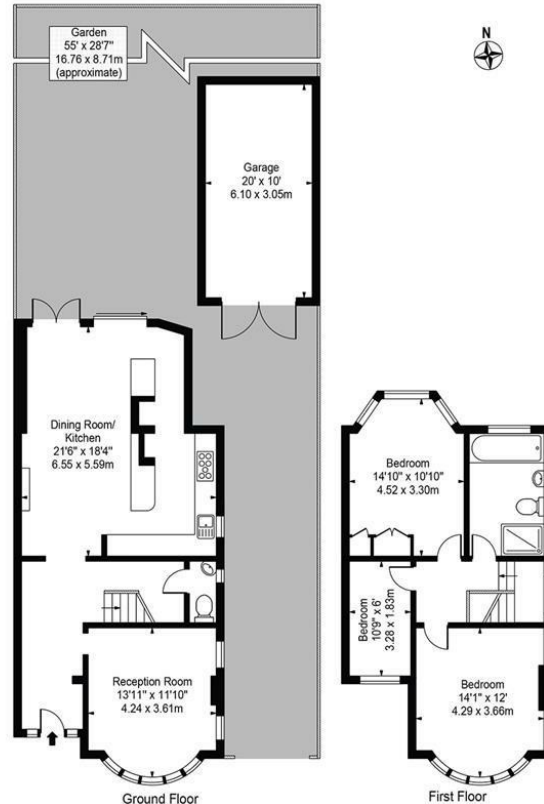








Hawkwood Crescent,
Chingford, E4 7PH
Approx. Gross Internal Area 1231 Sq Ft - 114.36 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 200 Sq Ft - 18.61 Sq M



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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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