





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

Friday Hill West, Chingford, E4 6EW £500,000 

PROPERTY SUMMARY

Occupying 1079sq ft (100.24 sq m) is this well proportioned semi detached house which is in need of modernisation.

The property benefits from three good sized bedrooms, two reception rooms, fitted kitchen, first floor family bathroom, a spacious ground floor entrance hall and first floor landing, double glazing, gas central heating, a rear garden which is approximately 70ft in length with side access to the front garden. Subject to planning consent there is potential to extend the property to the rear and to add a loft conversion adding further living space.

Friday Hill West is situated within easy reach of the local shopping area of Chingford Hatch and Station Road in North Chingford with all its bars, restaurants, coffee shops, local bus routes and Chingford Overground Station with direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

A happy middle ground between city and country life, you'll find many parks in Chingford as well as the vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

There are plenty of local schools within walking distance, both primary and secondary and in our opinion this property would make an excellent family home once modernised. Viewing is highly recommended.

3



1



2

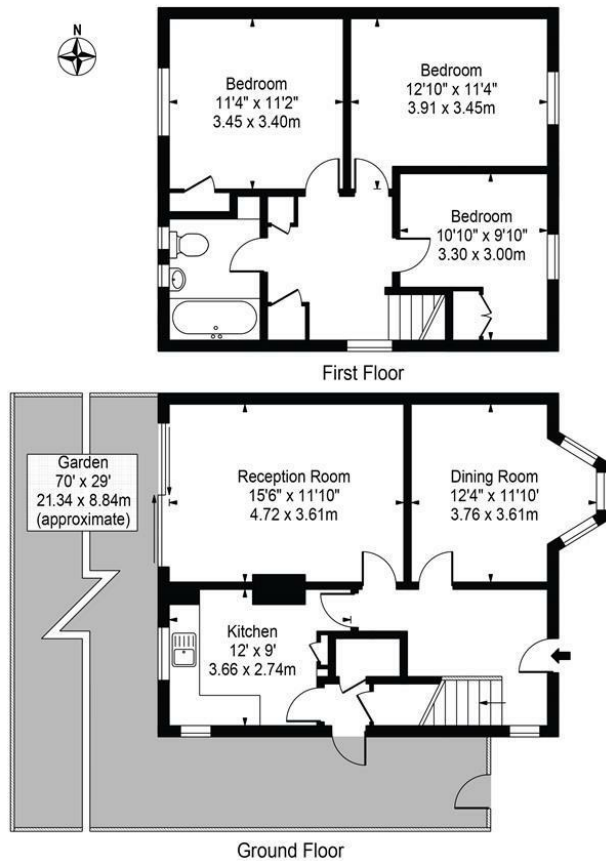








Friday Hill West Chingford, E4 6EW
 Approx. Gross Internal Area 1079 Sq Ft - 100.24 Sq M



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
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



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