



Nevin Drive, North Chingford, E4 7LJ

£1,200,000

 **Coultons**


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PROPERTY SUMMARY

Occupying 2307sq.ft (213.77sq.m) is this six bedroom extended semi detached house set over three floors situated on one of North Chingfords premier and sought after residential roads. The ground floor comprises of a spacious entrance hall, two spacious living rooms both with stunning feature fireplaces, a bespoke oak fitted kitchen with granite work surfaces, a utility room, ground floor WC and a garage with an electric door. A solid oak stair case leads to the first floor where you will find four double bedrooms with fitted wardrobes and two contemporary fitted bathrooms. The second floor comprises of two further double bedrooms along with another modern fitted bathroom. Further benefits include double glazing, gas central heating and excellent storage space. Externally the property has a rear garden which is approximately 90ft in length with a paved patio area, lawn area and a summer house. To the front aspect you will find a the front garden and off street parking. There is also potential to extend to the rear of the ground floor, subject to planning consent. Nevin Drive is a short walk from Station Road in North Chingford with plenty of independent retailers, bars, coffee 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 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 along with Chingford Foundation Secondary school. In our opinion this property would make an excellent family home and must be viewed to be fully appreciated

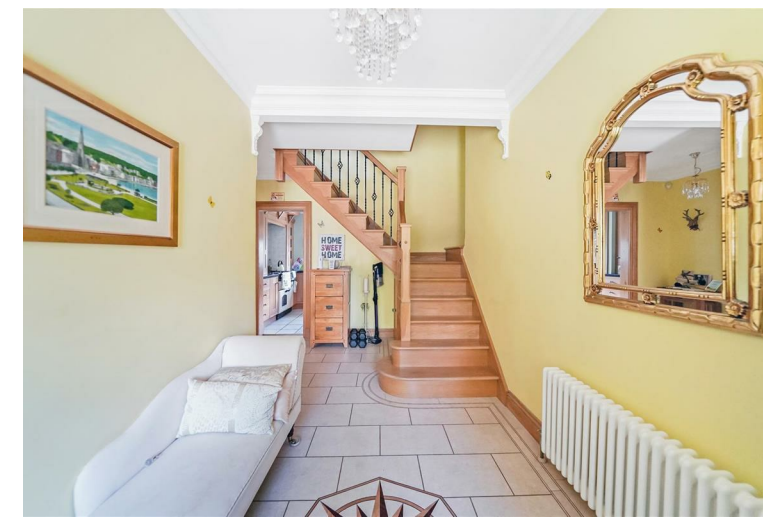
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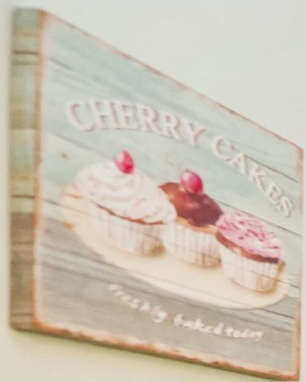


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North Chingford, E4 7LJ

Approx. Gross Internal Area 2345 Sq Ft - 217.85 Sq M
(Including Eaves Storage, Restricted Height Area, Garage & Excluding Outbuilding)

Approx. Gross Internal Area 2096 Sq Ft - 194.72 Sq M
(Excluding Eaves Storage, Restricted Height Area, Garage & Outbuilding)

Approx. Gross Internal Area Of Outbuilding 188 Sq Ft - 17.48 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

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-81) B			
(69-80) C			
(55-68) D		58	
(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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