



Elmfield Road, North Chingford, E4 7HU

£765,000

 Coultons

PROPERTY SUMMARY

VIEWING DATE: SATURDAY 28TH SEPTEMBER 2024.

Offering for sale this 1930's semi detached house set over three floors situated on a quiet and sought after residential turning in North Chingford.

The property benefits from two receptions rooms, a spacious contemporary fitted kitchen, a utility room, ground floor WC, four bedrooms, a family bathroom on the first floor, an en-suite shower room to the primary bedroom in the loft conversion as well as a dressing room, double glazing, gas central heating, a rear garden which is approximately 63ft in length, garage and off street parking.

Elmfield Road is located a few minutes 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 is being offered on a chain free basis. Viewing is highly recommended.





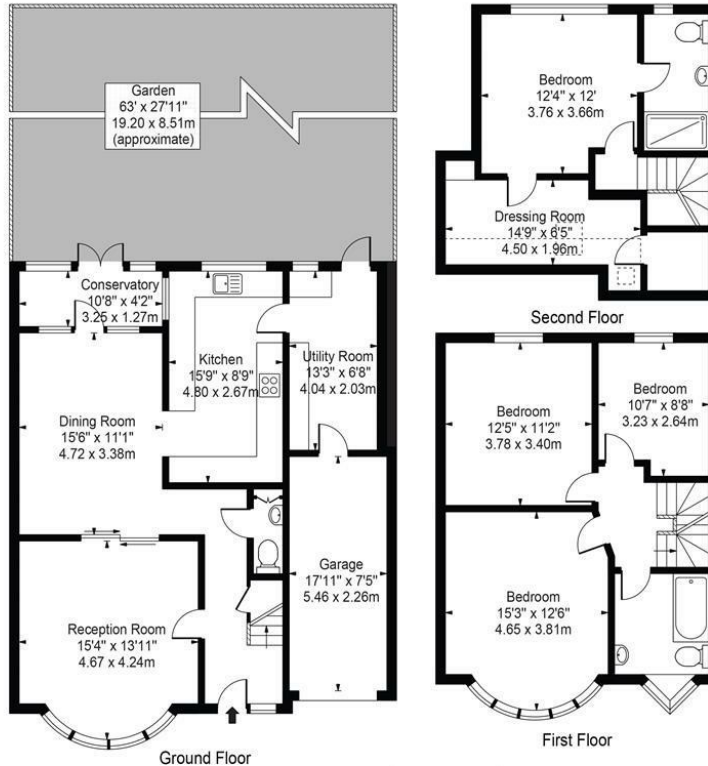
LAUNDRY







Elmfield Road,
North Chingford, E4 7HU
Approx. Total Internal Area 1852 Sq Ft - 172.06 Sq M
(Including Restricted Height Area & Garage)
Approx. Gross Internal Area 1668 Sq Ft - 154.96 Sq M
(Excluding Restricted Height Area & Garage)



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		63	
(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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