



Maida Way, Chingford, E4 7JL

GUIDE PRICE
£600,000

 **Coultons**

PROPERTY SUMMARY

Guide Price: £600,000 to £630,000.

Offering for sale this very well maintained and recently renovated semi detached house situated on a quiet and sought after residential road. The property benefits from three bedrooms, an open plan living area with a contemporary fitted kitchen and integrated appliances, a conservatory, a modern fitted family bathroom, underfloor heating to the ground floor, gas central heating and double glazing.

Externally the rear garden is approximately 56ft x 46ft with an outbuilding which has power, a fitted kitchen and shower room. This can be used as a home office/gym/games room. To the front of the property there is off street parking.

Maida Way is situated in the sought after area of North Chingford and is within easy reach of the local shopping area of Station Road with supermarkets such as Amazon Fresh, Co-op, and Tesco Express along with all its bars, restaurants, & coffee shops. Transport links includes 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. There are plenty of parks in Chingford along with the vast green spaces of Epping Forest, Connaught Waters and Chingford Golf Course being just up the road for when you fancy a lovely and peaceful walk.

Local schools include Yardley Primary, Parkside Primary, St Marys Primary, Chingford CoFE Primary and Chingford Foundation Secondary.

In our opinion this property would make an excellent family home and must be viewed to be fully appreciated.

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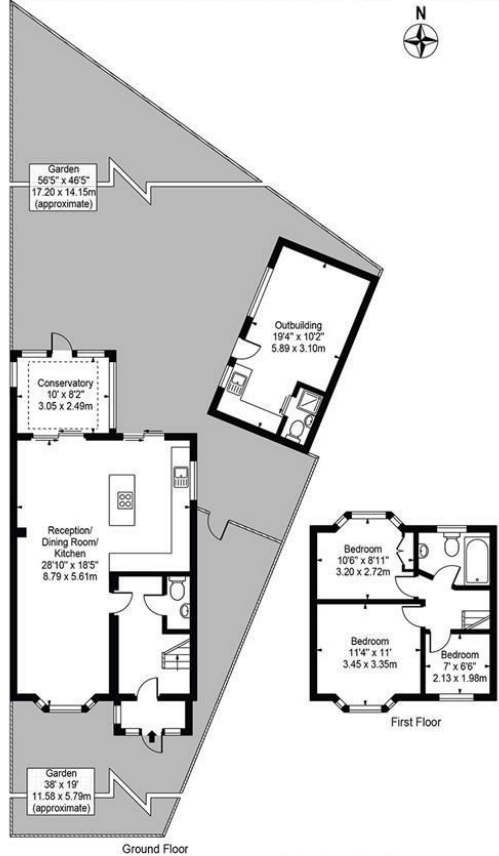








Maida Way, E4 7JL
 Approx. Gross Internal Area 981 Sq Ft - 91.14 Sq M
 (Excluding Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 197 Sq Ft - 18.26 Sq M



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			
(81-91) B			75
(69-80) C			
(55-68) D			
(39-54) E		38	
(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



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