



College Gardens, North Chingford, E4 7LG

£1,175,000 

## PROPERTY SUMMARY

Occupying 2032sqft (188.78sqm) is this fully detached double fronted and very spacious family home. The property benefits from two living rooms to the front, a through lounge, a modern fitted kitchen with eat in area, four bedrooms, a family bathroom, en-suite shower room to the primary bedroom, ground floor cloakroom, utility room, a rear garden which is approximately 100ft x 59ft with a paved patio area, large lawn area with shrub/flower borders and access side access to the front where you will find off street parking for several cars.

College Gardens 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 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.

4



2



3







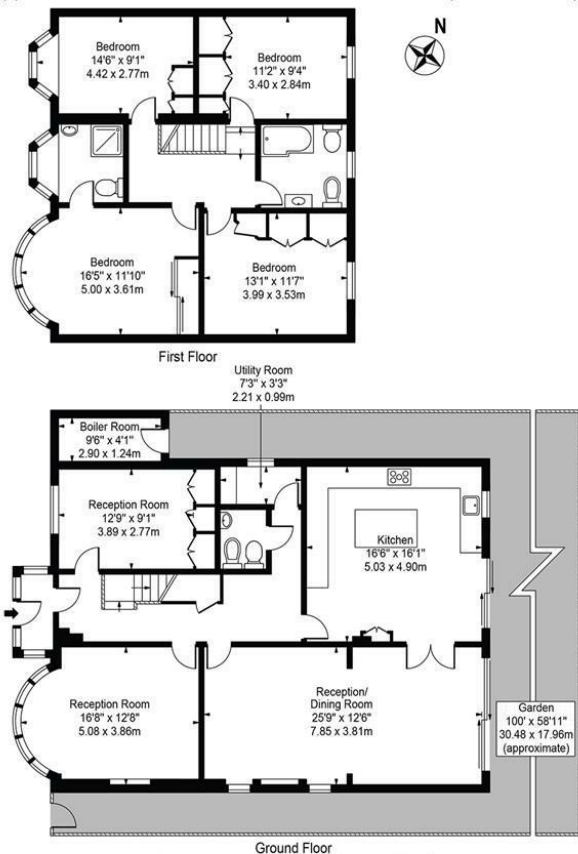


## College Gardens, E4 7LG

Approx. Gross Internal Area 2032 Sq Ft - 188.78 Sq M

(Excluding Boiler Room)

Approx. Gross Internal Area Of Boiler Room 39 Sq Ft - 3.60 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

F

### VIEWINGS

By prior appointment only

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