



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

Tufton Road, Chingford, E4 8LE

£700,000

**Coultons**



## PROPERTY SUMMARY

Situated on a quiet residential road in South Chingford and occupying 1396sq ft (129.69sq m) is this extended end of terrace house 1930's house. The ground floor comprises of two interconnecting living rooms, an 'L' shaped spacious fitted kitchen, an office/study/games room, and a modern fitted shower room. Stairs from the hall way lead to the first floor where you will find five bedrooms and a spacious contemporary fitted bathroom.

Externally there is well maintained rear garden which is approximately 62ft in length with a paved patio, lawn area and a spacious garage to the rear accessed via a service road. To the front aspect there is off street parking for two cars.

Tufton Road is a very short walk to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home and viewing is highly recommended.

5



2



2

















## Tufton Road, E4 8LE

Approx. Gross Internal Area 1396 Sq Ft - 129.69 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 374 Sq Ft - 34.73 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

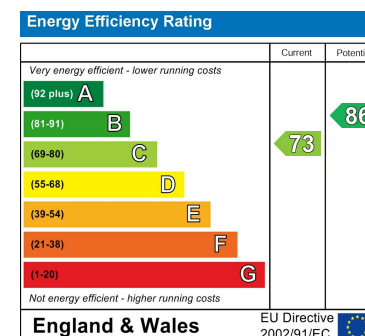
Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only



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