



Hungerdown, North Chingford, E4 6QJ

GUIDE PRICE
£550,000

 **Coultons**

PROPERTY SUMMARY

Guide Price £525,000 to £575,000.

Occupying 1732qft (160.90sqm) is this mid terraced four bedroom town house set over three floors. The ground floor comprises of a spacious entrance hall, fitted kitchen, dining room, WC and a garage. Stairs from the ground floor lead to the first floor where you will find the spacious living room, bedroom and a shower room. The second floor has three further bedrooms along with the family bathroom. Further benefits include double glazing, gas central heating a rear garden which is approximately 26ft in length and off street parking.

Hungerdown is located just off The Ridgeway and is only a short walk to the busy and vibrant shopping area of Station Road with plenty of independent retailers, bars, coffees 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 right on your door step.

In our opinion this property would make a wonderful family home with many good schools being nearby and must be seen to be fully appreciated.

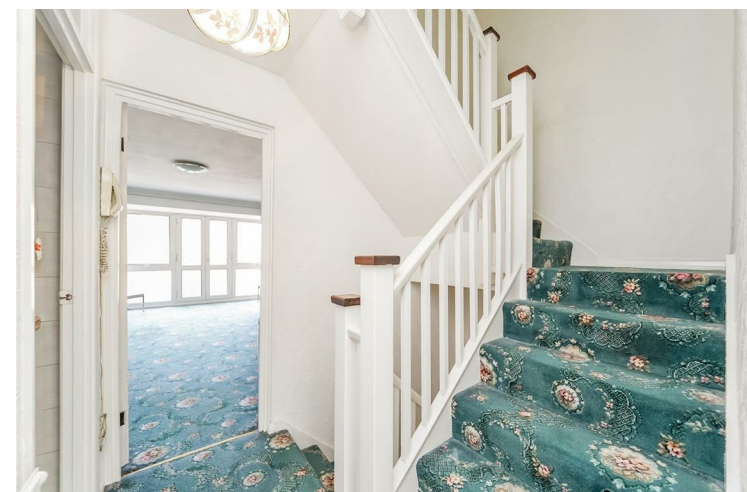
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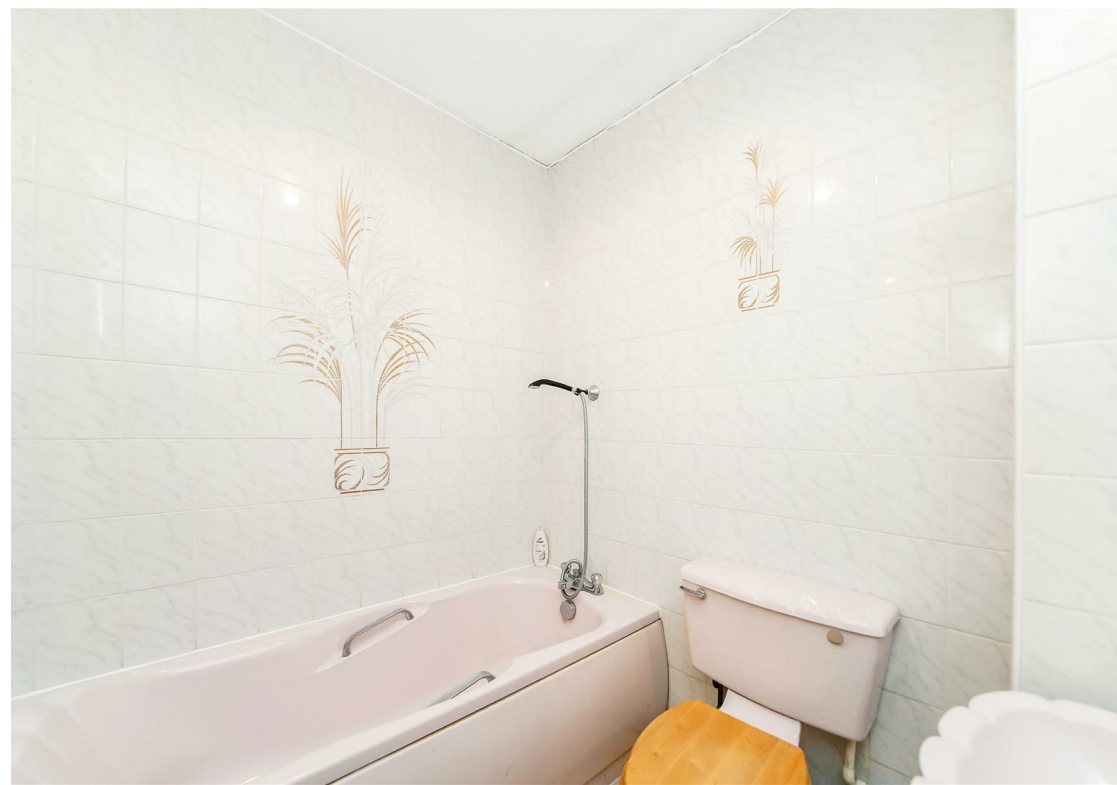
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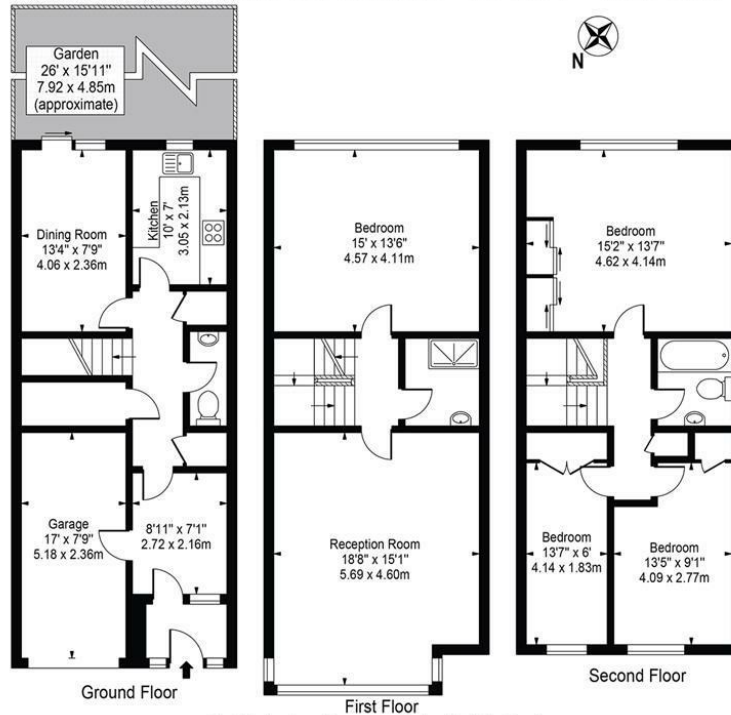






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 Approx. Total Internal Area 1732 Sq Ft - 160.90 Sq M
 (Including Garage)

Approx. Gross Internal Area Of Garage 132 Sq Ft - 12.22 Sq M



For Illustration Purposes Only - Not To Scale

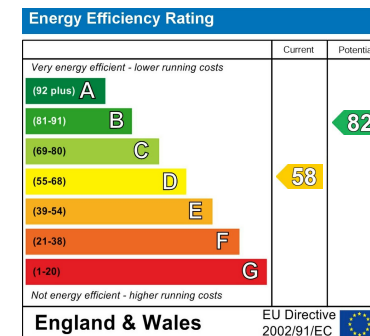
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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
 E

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



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