



Russell Road, Chingford, E4 8HA

£500,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this very well proportioned two double bedroom semi detached house situated on a quiet residential road which has been tastefully decorated and well maintained. The property is entered via a spacious porch area which is great for storing shoes and coats. On the ground floor you will find a good sized living room to the front and to the rear the property there is a modern fitted kitchen with dining and living area. The first floor has the two double bedrooms and a modern fitted family bathroom. Further benefits include double glazing, gas central heating and exposed rolled steel joints (RSJ's in the kitchen area giving a the property a modern effect.

Externally the rear garden is approximately 45ft in length with a garage to the rear accessed via a service road and off street parking for two cars to the front aspect.

Russell Road is situated close to local amenities and Cork Tree Retail Park with retailers such as Aldi supermarket, Currys PC World, Pets At Home, Sports Direct and more. Chingford Mount shopping area is also a short distance away with all its bars, restaurants & coffee shops. Public transport includes local buses, plus several bus routes from the Mount, the Overground Station of Meridian Water, and for those who drive the A406 North Circular Road is easily accessible.

There are several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby.

In our opinion this property would make an excellent family home with many good schools being nearby. Viewing is highly recommended to fully appreciate this house.

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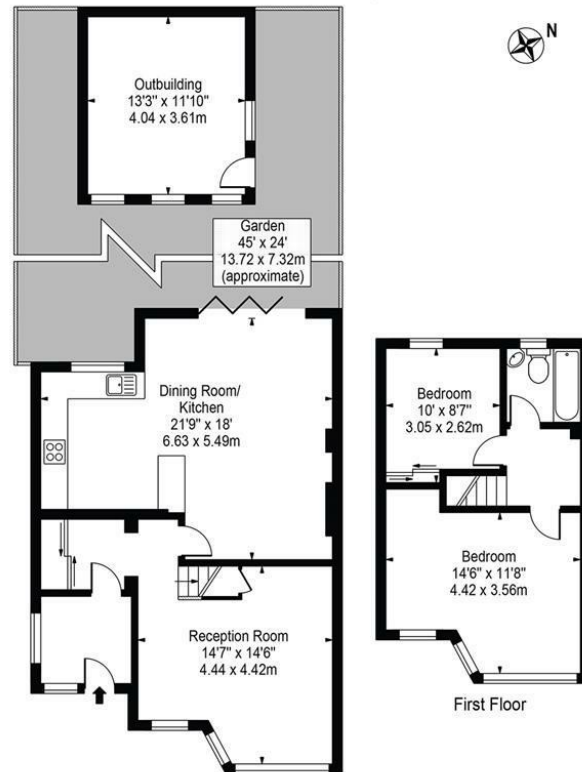








Russell Road,
Chingford, E4 8HA
Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M
(Excluding Outbuilding)
Approx. Gross Internal Area Of Outbuilding 156 Sq Ft - 14.49 Sq M



Ground Floor
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
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		55
(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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