



Yardley Lane, Chingford, E4 7RS

£595,000 

## PROPERTY SUMMARY

Offering for sale this very well maintained semi-detached house situated on a quiet residential road. The property benefits from three bedrooms, a front living room, a modern fitted kitchen with dining area which leads onto a spacious conservatory, a modern fitted first floor shower room, double glazing, gas central heating, a paved rear garden with side access, and off street parking.

Yardley Lane is within easy reach of local amenities along with Station Road in North Chingford, which is easily accessible either by a leisurely walk, a short drive or by the local hopper bus (Approximately 1 mile). Station Road has a vast array of independent retail shops, bars, restaurants, coffee shops, and supermarkets such as Co-op and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on the the underground at Walthamstow Central (Victoria Line - Zone 3).

You also have the vast green spaces and wooded area of Epping Forest very close by where you can explore some some of the nature trails and have a picnic when you fancy a quiet and peaceful time. For families looking for schools, the property sits in the catchment area of the Ofsted OUTSTANDING Yardley Primary School.

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

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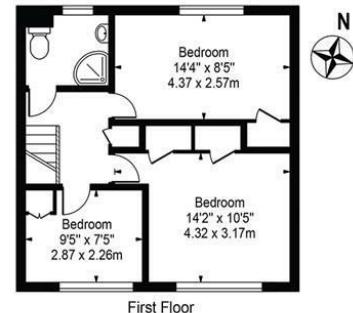




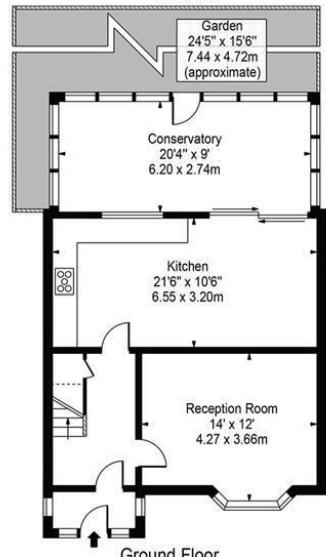




**Yardley Lane**  
Approx. Gross Internal Area 1158 Sq Ft - 107.58 Sq M



First 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.

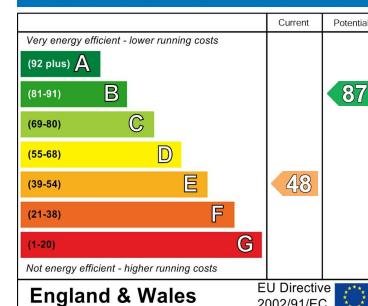
**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

**Energy Efficiency Rating**



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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