



Coultons
FOR SALE
02030 0860
www.coultons.co.uk

Bosgrove, North Chingford, E4 6QT

£900,000  **Coultons**

PROPERTY SUMMARY

A rare opportunity to purchase this detached family home situated on a quiet cul-de-sac in the heart of North Chingford. The property has been tastefully decorated and finished to a high standard and benefits from four double bedrooms, a spacious front living room, an open plan contemporary fitted kitchen with dining and family room, an office/study room, a utility room, a modern fitted family bathroom, and a ground floor guest WC. Externally the rear garden wraps around to the front and is mainly laid to lawn with a patio area along with two storage outbuildings, off street parking to the front aspect along with a lawn area which can be adapted for additional parking. Further benefits include double glazing, gas central heating, solar panels, and wooden flooring.

Bosgrove is a short walk from Station Road in North Chingford 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. 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 is being offered on a chain free basis. Viewing is highly recommended to be fully appreciate this house.

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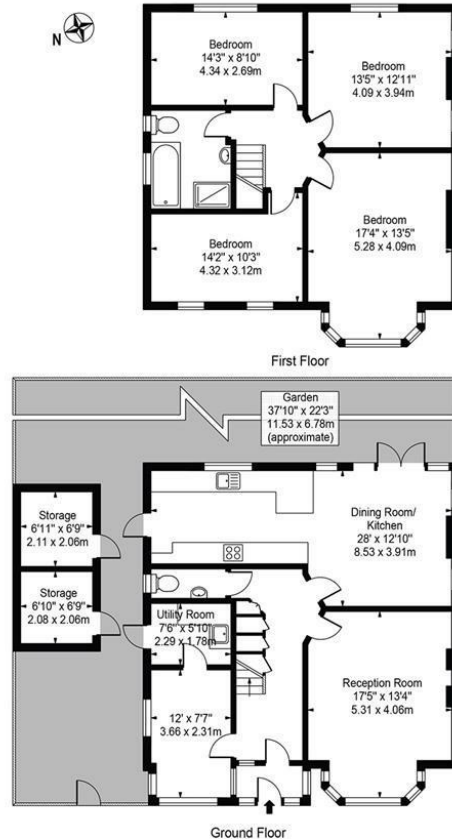








Bosgrove North Chingford, E4 6QT
 Approx. Gross Internal Area 1642 Sq Ft - 152.55 Sq M
 (Excluding Storages)
 Approx. Gross Internal Area Of Storages 96 Sq Ft - 8.92 Sq M



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
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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