



Pole Hill Road, North Chingford, E4 7LZ

£780,000  Coultons

## PROPERTY SUMMARY

Occupying approximately 1606sqft (149sqm) and situated on a sought after residential no through road in North Chingford is this mid terraced four bedroom Edwardian house set over three floors. Added benefits includes two reception rooms, an extended kitchen with dining area, a first floor family bathroom, a second floor shower room, and four well proportioned bedrooms. The property boasts original features, some stripped floor boards, a log burner, double glazing and gas central heating. Externally the rear garden is approximately 100ft in length and there is off street parking for two cars to the front aspect.

Pole Hill Road is located a few minutes 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 (Weaver Line) 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 at the top of Pole Hill Road for when you fancy a tranquil walk.

The property is conveniently located within easy reach of Chingford CoE and St. Mary's primary schools along with Chingford Foundation secondary / sixth form school.

The property is being offered on a chain free basis and in our opinion will make an excellent family home. Viewing is highly recommended.

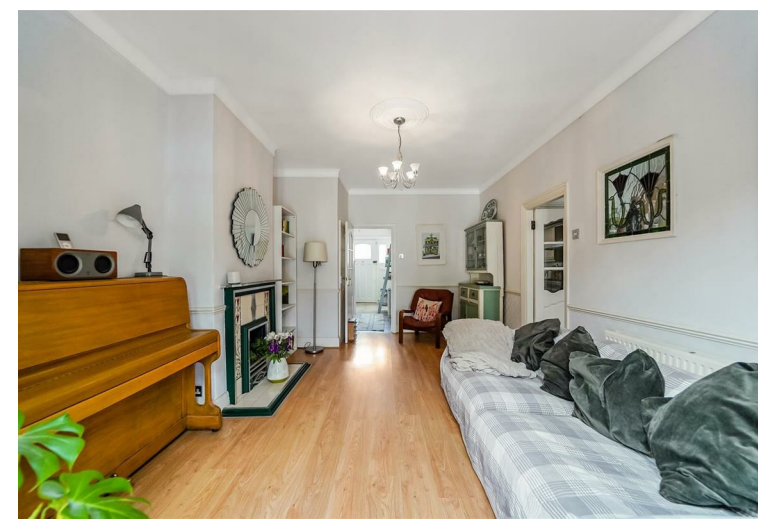
4



2



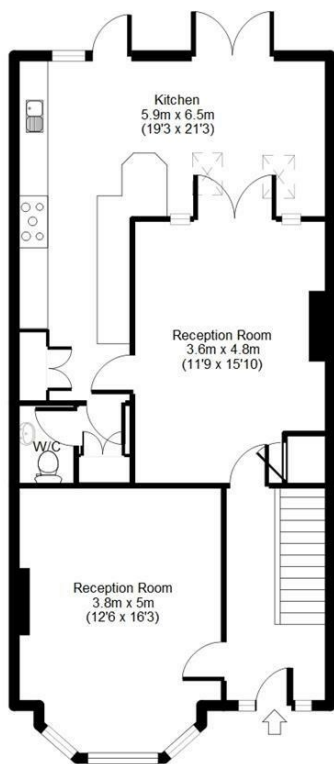
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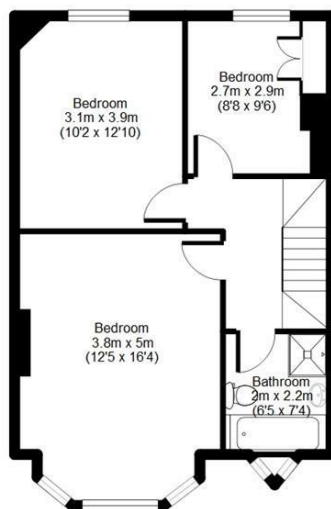








Ground Floor



First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale

## Pole Hill Road, North Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1606 sq. ft / 149 sq. m

### LOCAL AUTHORITY

Waltham Forest

### TENURE

Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

74

54

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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