



Hall Lane, Chingford, E4 8HW

GUIDE PRICE  
£660,000

 **Coultons**



## PROPERTY SUMMARY

Guide Price: £660,000 to £680,000.

Offering for sale this well presented five bedroom end of terraced house set over three floors within close proximity of Chingford Mount. The ground floor comprises of a front reception room, an extended through lounge, guest WC and a modern fitted kitchen. On the first floor you will find three bedrooms and a modern fitted shower room. Stairs from the first floor landing lead to the second floor/loft conversion where you will find two further bedrooms along with a fitted bathroom. Added benefits include double glazing, gas central heating a very well maintained rear garden which is approximately 58ft in length along with off street parking for three cars to the front with an EV charger.

Hall Lane is situated close to the Chingford Mount shopping area with all its bars, restaurants & coffee shops. There are also several bus routes available from the Mount, and for those who drive the A406 North Circular Road is easily accessible.

There are also several parks in Chingford to walk around along with the vast spaces of Epping Forest being nearby. Local schools include Chase Lane Primary, Parkside Primary and Larkwood Primary Academy.

In our opinion this property will make an excellent family home. Viewing is highly recommended to fully appreciate this house.

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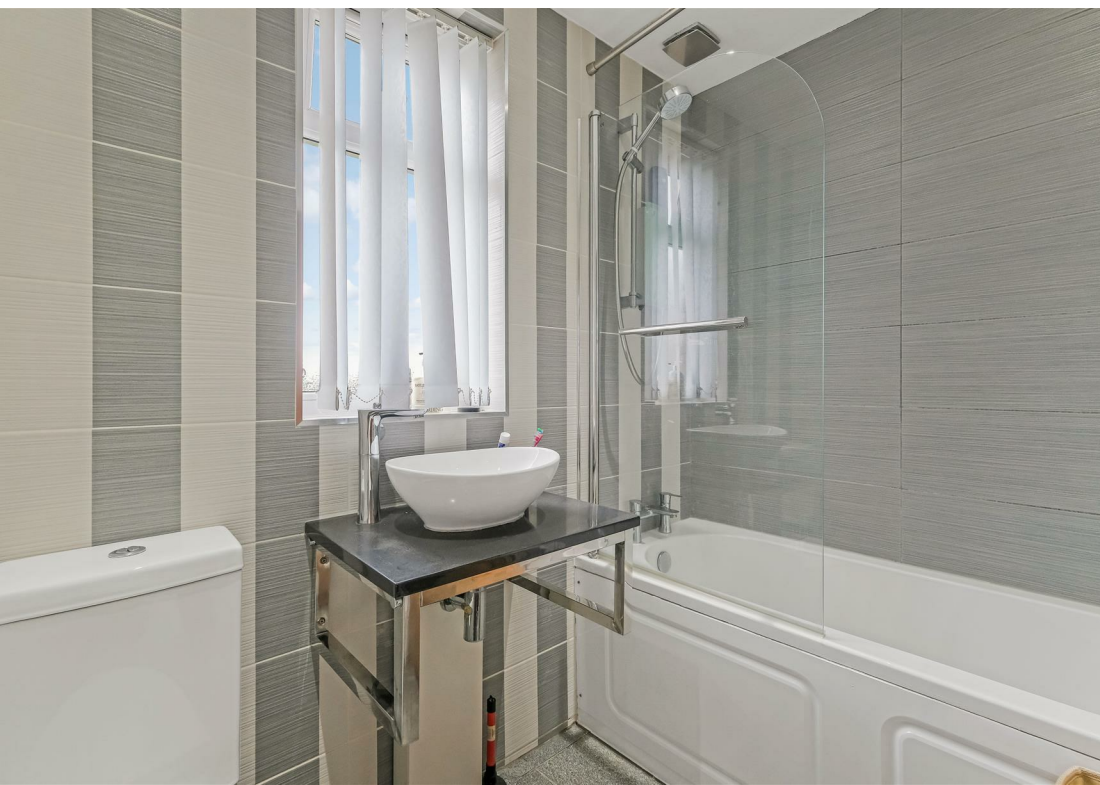
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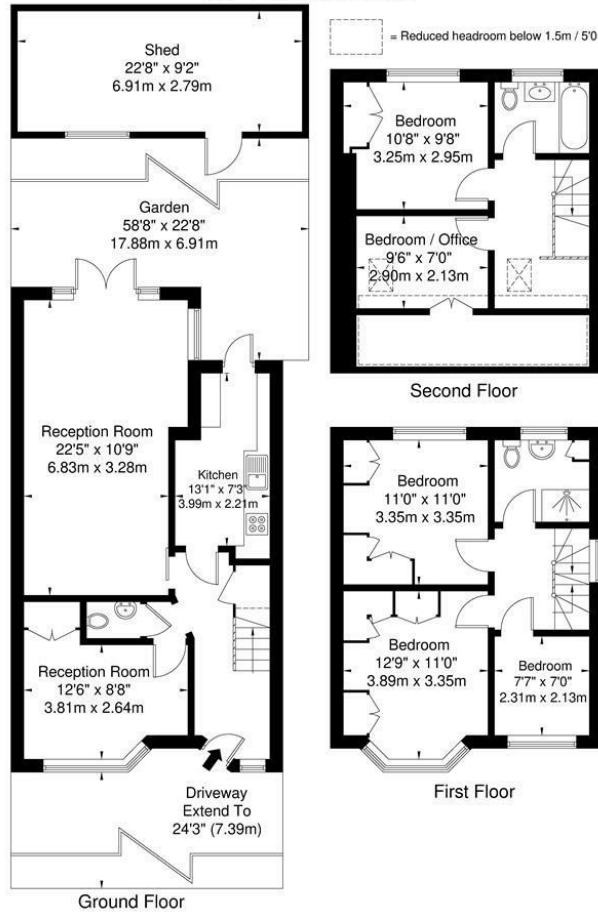






## Hall Lane, E4 8HW

Approximate Gross Internal Area = 132.5 sq m / 1426 sq ft  
 Shed = 18.5 sq m / 199 sq ft  
 Total = 151.0 sq m / 1625 sq ft



For Illustration Purposes Only - Not To Scale

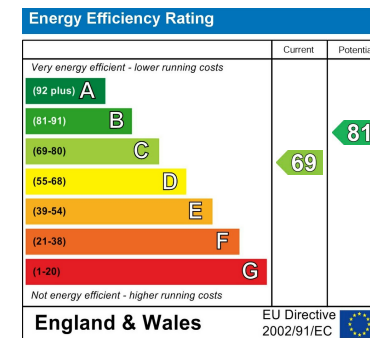
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements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