



Gordon Road, North Chingford, E4 6BT

£925,000  Coultons

## PROPERTY SUMMARY

Occupying 1922sqft (178.6sqm) is this semi-detached four bedroom family home situated on a quiet and sought after residential road in North Chingford. Added benefits include a spacious hallway, two reception rooms, an oak style fitted kitchen with dining area, conservatory, a first floor family bathroom and boasts many original features. Externally there is a mature rear garden with shrubs and fruit tress which is approximately 85ft in length, a garage and work shop, plus off street parking.

Gordon Road is located off Station Road in North Chingford with plenty of independent retailers, bars, coffee 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 is conveniently located within easy reach of Chingford CofE and St. Mary's primary schools along with Heathcote Secondary school.

The property is in need of modernisation and being offered on a chain free basis. In our opinion this property would make an excellent family home and viewing is highly recommended.

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1



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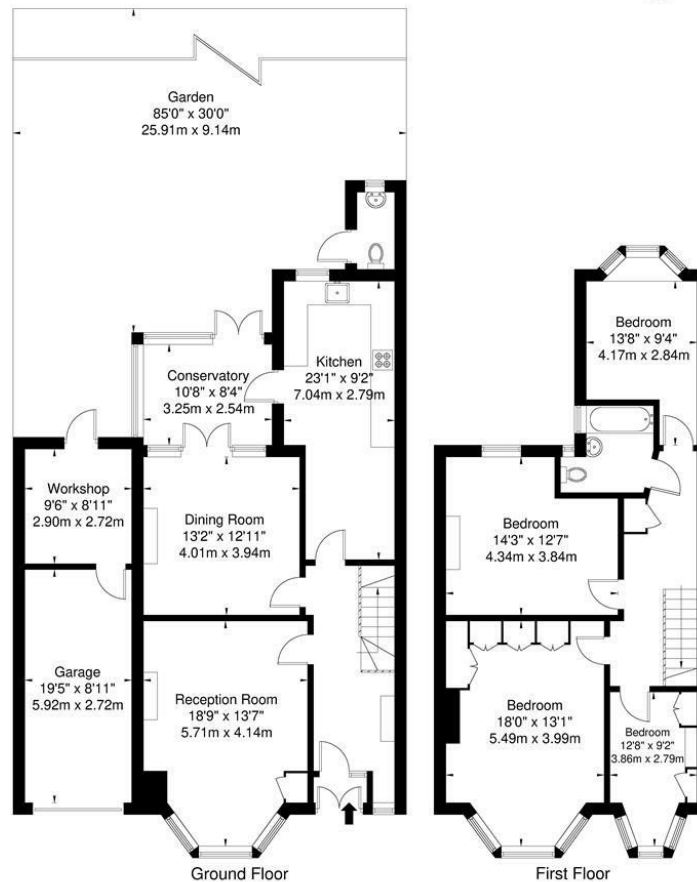






## Gordon Road, North Chingford, London, E4 6BT

Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft  
Garage & Workshop = 24.1 sq m / 259 sq ft  
Total = 178.6 sq m / 1922 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**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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