



Douglas Road, North Chingford, E4 6DA

£425,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this first-floor converted flat situated in the heart of North Chingford. The property benefits from two bedrooms, a spacious living room, a fitted kitchen with dining area, double glazing, gas central heating, a shared rear garden and comes with a lease in the region of 997 years remaining, along with a share of freehold.

Douglas Road is located just around the corner from 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 onto 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.

In our opinion the property would be an ideal purchase for a first time buyer or someone looking to downsize. Viewing is highly recommended.

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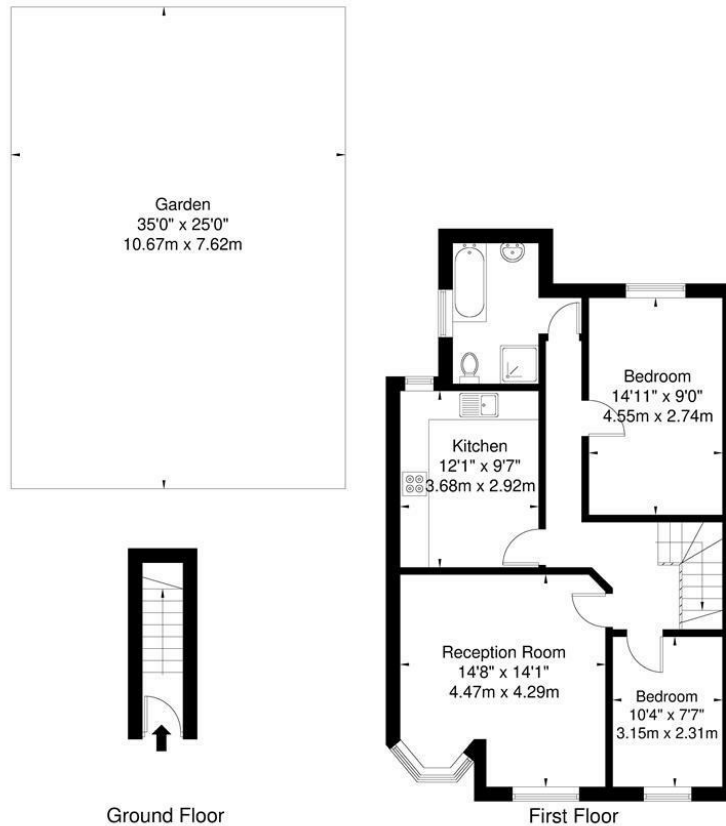








Douglas Road E4 6DA
Approximate Gross Internal Area = 70.8 sq m / 762 sq ft



For Illustration Purposes Only - Not To Scale

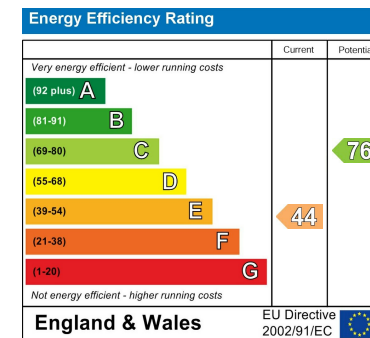
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements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

COUNCIL TAX BAND
C

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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