



Valley Side, Chingford, E4 7SR

GUIDE PRICE
£550,000

 **Coultons**

PROPERTY SUMMARY

****Guide Price £550,000 to £575,000****

Offering for sale this well presented and well proportioned three bedroom semi-detached house situated on a quiet residential road in Chingford. The property benefits from a spacious living room leading onto an extended dining area, an additional room which can be used as an office/study, a good sized fitted kitchen, first floor family bathroom, double glazing and gas central heating.

Externally the rear garden is approximately 57ft in length with a paved patio area, lawn area and an outbuilding to the rear. There is side access to the front along with off street parking. There is potential to extend further by adding another bedroom to the first floor subject to planning consent.

Valley Side is situated in between the shopping areas of both Station Road & Chingford Mount with all their 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. For families there are plenty of good schools in the local area.

In our opinion this property will make an excellent family home. and viewing is highly recommended.

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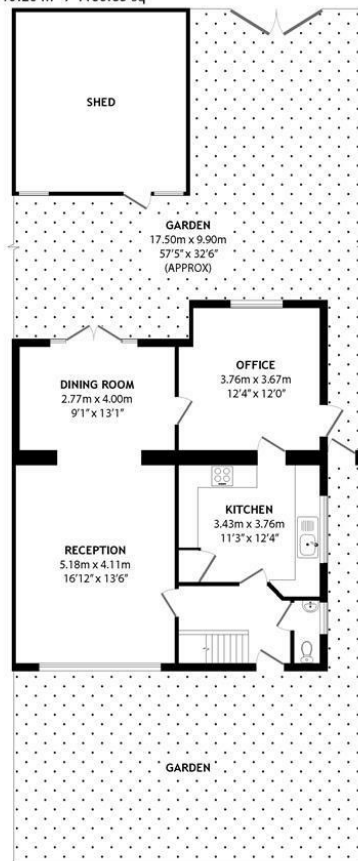




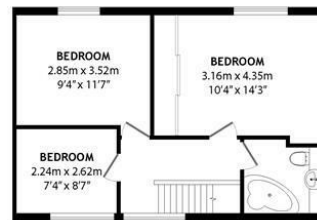


VALLEY SIDE E4

Approximate Gross Internal Area
110.26 m² / 1186.83 sq^{ft}



GROUND FLOOR



FIRST FLOOR

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

LOCAL AUTHORITY
Waltham Forest

TENURE
Freehold

COUNCIL TAX BAND
A

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	72	79
(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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