



Nevin Drive, North Chingford E4 7LJ

Situated along a highly regarded road within walking distance of Chingford main line station is an attractive 1930's Semi Detached house with many fine features and an excellent size south facing rear garden.

Asking Price Of £900,000

- Substantial Five Bedroom Family Home
- Pristine Condition Throughout
- Three Reception Rooms
- Stunning 31FT X 21FT Kitchen/Diner
- Walking Distance Of Chingford Station
- Private Driveway / Off Street Parking



Property Description

****No onward chain**

This tastefully decorated and immaculately presented family home is located in the heart of desirable North Chingford within a short walk of the vibrant high street and local amenities. The property has a welcoming feel with the superbly spacious accommodation to the ground floor comprising a bright hallway, three good size reception rooms, two facing the front aspect and one to the rear with marvellous views of the sunny garden. The stunning, bespoke fitted, luxury kitchen comprises a stylish breakfast bar, a range of modern fitted units, integrated appliances and quality work surfaces. There is also a guest cloakroom.

Stairs rise to the first floor where four double bedrooms and a single bedroom are complimented by a modern family bathroom, plus a separate shower room. Externally the property boasts a generous and sunny aspect rear garden which measures approximately 100FT in depth, with the private driveway to the front of the property providing off street parking for multiple vehicles. There is further scope to extend and develop in to the spacious loft space which could potentially accommodate another two bedrooms plus a bathroom, subject to the usual planning consent.

Chingford mainline station, TFL zone 5, is within walking distance of this property, and approximately 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow. There are many good bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

Chingford is an area with a strong family presence. This lovely house is located in the heart of North Chingford within the hub of activity on Station Road with its regular village markets, great selection of places to eat, cafes, bars, green spaces and a wonderful community spirit. There are some excellent schools nearby both Primary and secondary, including private schools, to choose from making this an ideal property for families and professionals looking to commute to work. Chingford station is the last on the map so for those commuting to London they are always guaranteed a seat on the train!

The property is on the door step of the excellent Chingford Foundation secondary school which has an outstanding sixth form college.

The enchanting Epping Forest, the capital's largest open space is also on the door step. Connaught water lake, Chingford Golf

course and lovely local parks are all located within a short walk of the property.

Strictly by appointment only. Viewings are highly recommended and can be arranged via the vendors sole agent Coultons. Please call our sales team on 020 80900 860 to arrange a viewing appointment.

PRIVATE DRIVEWAY

Providing off street parking for several vehicles, block paved.

ENTRANCE PORCH

Double glazed leaded light entrance porch.

RECEPTION ROOM

Double glazed bay window to front aspect, fireplace, radiator.

KITCHEN/DINER

Double glazed window to rear and side aspect, double glazed doors to garden, fitted wall and base units, electric hob, dishwasher, stainless steel sink unit with mixer tap, two integrated Miele ovens, integrated microwave, space for fridge/freezer, plumbing for washing machine, tiled floors, LED lighting, radiators, folding doors to...

TV ROOM

Double glazed doors to rear and side aspect, radiator.

GROUND FLOOR W.C.

Low level flush W.C, hand wash basin, LED lighting, extractor fan.

STUDY

Double glazed window to front aspect, built in storage, radiator.

MASTER BEDROOM

Double glazed bay window to front aspect, fitted wardrobes to one side with matching drawer units, radiator.

BEDROOM TWO

Double glazed window, fitted wardrobes, radiator.

BEDROOM THREE

Double glazed windows to rear aspect, radiator.

BEDROOM FOUR

Double glazed windows to front aspect, radiator.

BEDROOM FIVE

Double glazed windows to front aspect, radiator.

FAMILY BATHROOM

Frosted glass block wall to rear, spa type bath, part tiled surround, low level flush W.C, extractor fan, radiator/towel rail.

REAR GARDEN

South Facing. Measuring approximately 100FT in depth and 40FT wide. Large paved patio area, lawn, flower bed border, timber built shed, external tap and lighting.







Tenure

Freehold

Council Tax Band

TBC

Viewing Arrangements

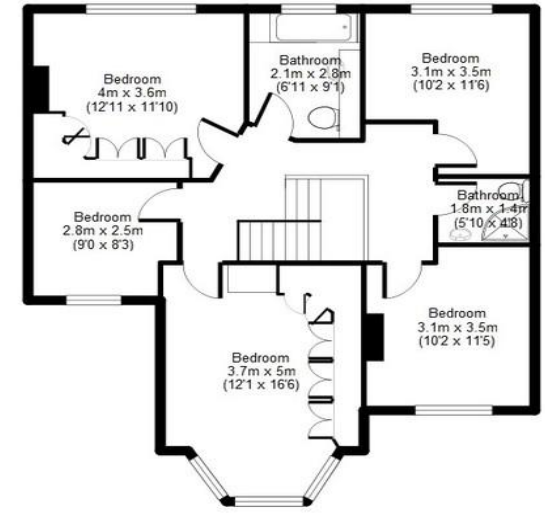
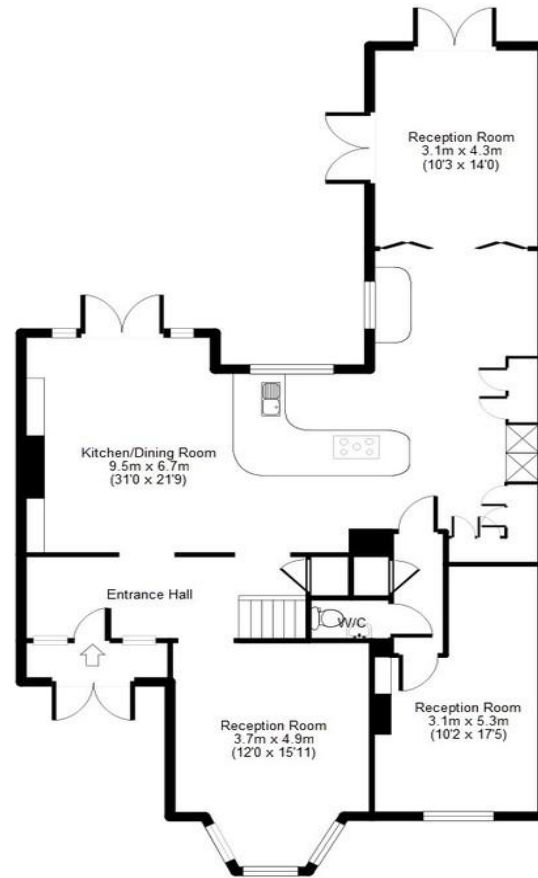
Strictly by appointment

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APPROX GROSS INTERNAL FLOOR AREA: 1994 sq. ft / 185 sq. m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Coultons Chingford

020 8090 0860 | sales@coultons.co.uk

26 Station Road, Chingford, London, E4 73E