



Endlebury Road North Chingford E4 6QB

A beautifully appointed three bedroomed Semi Detached family home situated on the much sought after Endlebury Road in the highly desirable North Chingford area, within excellent catchment of highly regarded local schools.

Asking Price Of £645,000

- Three Bedroom Semi Detached House
- Spacious Kitchen / Diner
- Good Decorative Condition
- Double Length Garage With Private Driveway
- Off Street Parking For Up To 5 Vehicles



Property Description

Coultons are delighted to bring to the market a beautifully appointed three bedroomed Semi Detached family residence situated on the much sought after Endlebury Road in the highly desirable area of North Chingford within easy reach of local parks and amenities.

This exceptional property comprises of a front reception room, spacious kitchen/diner, three good size double bedrooms and a superb size family bathroom. The loft is fully intact and offers excellent scope to develop STPP. This property also offers superb potential to build a double storey side extension STPP as the driveway to the garage is owned outright and can be built on. There is further potential to extend on the ground floor level. This is a truly special property that can be made into the dream home.

The absolutely stunning private rear garden measures approximately 120FT, is sunny aspect, and beautifully maintained. There is side access via the private driveway.

The double length garage offers storage space for two vehicles. The paved private driveway provides off street parking for up to 5 vehicles.

There are some excellent primary and secondary schools nearby, both state and private. St Mary's Catholic Primary and Yardley Primary School are both rated outstanding. Heathcote School and Science College and Chingford Foundation School have a "Good" Ofsted rating with the Chingford Foundation Sixth Form College currently rated outstanding.

The property is conveniently located close proximity of Station Road with it's array of quality restaurants, cafe's, shops and transport links. Chingford 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 bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

We highly recommend booking an internal inspection to fully appreciate this exceptional property and it's many features to avoid disappointment. Please call our sales team on 0208 0900 860

ENTRANCE PORCH

HALLWAY

Wood flooring, under stairs storage cupboard, stairs to first floor, doors to reception one and kitchen/dinner

RECEPTION ONE

Wood flooring, coved to ceiling, double glazing bay to front aspect, curved radiator, feature fireplace

KITCHEN / DINER

A range of wall and base units, integrated electric hob, oven, fitted stainless steel extractor hood, integrated washing machine, wall mounted boiler, space for fridge freezer, vertical radiator. Island to middle and breakfast bar, wood flooring, double glazed double aspect windows, double glazed patio door leading to garden

FIRST FLOOR LANDING

Wood flooring, double glazed window to side aspect, loft hatch, door to bedrooms and family bathroom

MASTER BEDROOM

Double glazed bay to front aspect, curved radiator, coved to ceiling, fitted floor to ceiling wardrobe, carpeted.

BEDROOM TWO

Double glazed windows to rear aspect, radiator, vinyl flooring

BEDROOM THREE

Double glazed window to front aspect, radiator, coved to ceiling, fitted wardrobe, bedside cabinets, shelving, wood flooring

FAMILY BATHROOM

Three piece white bathroom suite comprising panel enclosed bath, pedestal hand basin, low level flush WC, tiled walls, vinyl flooring, airing cupboard, double glazed opaque windows

REAR GARDEN

Block paved patio area, mainly laid to lawn, with flower bed borders, garage to side, secure gated side access, outside tap, storage sheds to rear of garden.

GARAGE AND PRIVATE DRIVEWAY

Double length spacious garage with access via private driveway. The private drive way provides off street parking for five vehicles, there is additional capacity to store further vehicles inside the garage



Tenure

Freehold

Endlebury Road, North Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1007 sq. ft / 94 sq. m

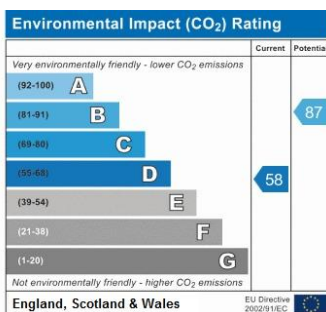
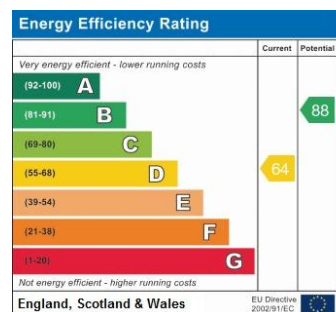
Council Tax Band

E

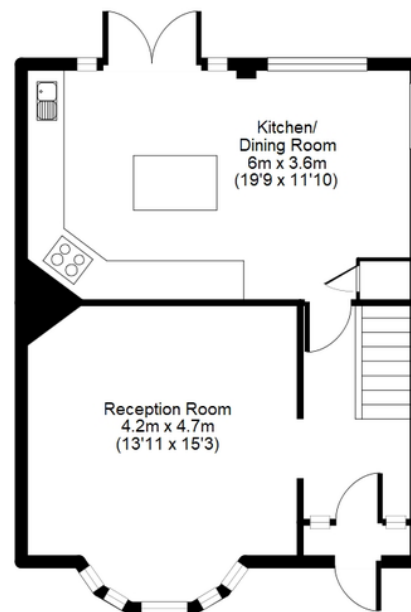
Viewing Arrangements

Strictly by appointment

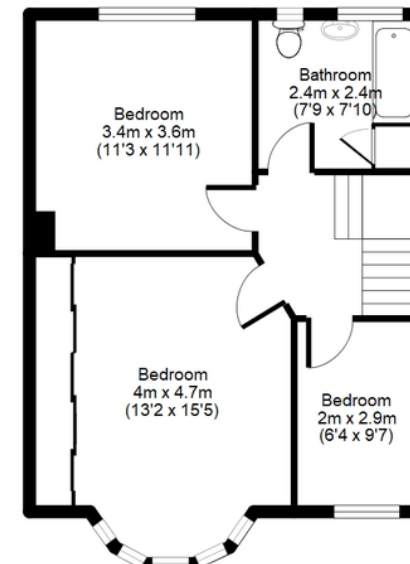
EPC Rating



Address:
Endlebury Road, North Chingford, E4 6QB



Ground Floor



First Floor

For identification purposes
Measurements are approximate



Coultons Chingford

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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.