



Middleton Avenue Chingford E4 8EG

Presented in pristine condition throughout is this stunning recently refurbished four bedroom family home located within a stones throw distance of the vibrant high street and excellent transport facilities.

Asking Price Of £599,950

- Extended Four Bedroom Family Home
- Bespoke Luxury Fitted Urban Myth Kitchen
- High-End Interior Finish
- En Suite Shower Room To Master Bedroom



Property Description

Coultons are privileged to bring to the open market a luxuriously appointed four bedroom family home located within a stones throw distance of the vibrant high street and excellent transport facilities.

Refurbished to the highest order and with no expense spared the owners extensively remodelled the house to turn it into a stylish and comfortable four bed family home. Ground floor accommodation comprises spacious entrance hall, through lounge, guest WC, utility room, and extended kitchen/breakfast room with the upper floor accommodation offering three spacious double bedrooms and a good size single bedroom, a family bathroom on the first floor level and an en suite shower room on the top floor.

Every detail in the luxury fitted Urban Myth kitchen was carefully thought out and offers a beautiful and practical lay out to include a full length integrated fridge and a separate full length freezer also integrated, a full size double oven, integrated dish washer, and an absolute must have - a built in water purifier connected to the faucet.

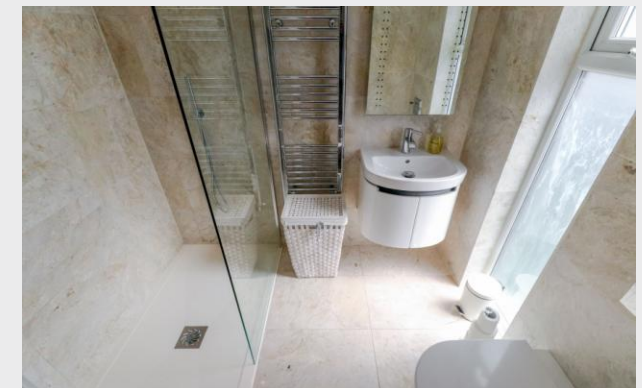
Showcasing elegant, modern design, this fabulous four bedroom Terraced house provides a generous amount of living

space throughout and offers further scope to develop in the double garage area which has separate access via the rear through a service road. Externally the private driveway offers multiple parking for three vehicles and the lovely rear garden is landscaped and low maintenance to suit busy lifestyles.

Epping Forest, Connaught Water, Highams Park Lake are just a few of the picturesque attractions right on the doorstep of this lovely property. There are good transport links with easy access onto the A406, and the M11. There are excellent bus routes some direct to Stratford City and the new Olympic Park and Westfield shopping centre. There are also excellent bus links into Walthamstow where the tube can be accessed into London on the Victoria Line.

The property is located in a popular area for families due to its good schools, community spirit, and easy access to local amenities. There are excellent primary and secondary schools nearby, to name a few, Chingford Foundation Sixth Form College is currently rated outstanding by Ofsted, Chase Lane Primary school is also rated outstanding.

Please contact our sales team to arrange a viewing appointment.



ENTRANCE HALL

Accent wall lights, coved to ceiling, tiled flooring, radiators, under stairs storage area, cupboard housing gas meter, separate cupboard housing fuse board, door to living room

THROUGH LOUNGE

Double glazed square bay window, spot lights, coved to ceiling, feature fire electric fire place, tiled flooring, radiator

KITCHEN

A range of wall and base units, full length fridge and full length freezer, integrated double oven, integrated dish washer, filter tap built in, stainless steel sink unit with mixer tap, tiled flooring, breakfast bar for five, spotlights, sky light window, bi-folding double glazed doors leading to garden

UTILITY CUPBOARD

Space and plumbing for washing machine, tumble dryer, tiled flooring

GROUND FLOOR WC

Low level flush WC, wall affixed hand wash basin, tiled flooring, partly tiled wall, double glazed window, radiator

FIRST FLOOR LANDING

Doors to bedrooms and family bathroom

FAMILY BATHROOM

Three piece bathroom suite comprising of panel enclosed bath, low level flush WC, hand wash basin, tiled walls, tiled flooring, heated towel rail, opaque double glazed window, spotlights

BEDROOM TWO

Double glazed bay window to the front aspect, radiator, coved to ceiling, fitted floor to ceiling wardrobes, inset dressing table, wood effect laminate flooring

BEDROOM THREE

Coved to ceiling, double glazed windows to rear aspect, floor to ceiling fitted wardrobes, radiator, wood effect laminate flooring

BEDROOM FOUR

Coved to ceiling, double glazed windows to front aspect, radiator, wood effect laminate flooring

SECOND FLOOR LANDING

Velux window, spotlights, carpeted

MASTER BEDROOM

Double glazed floor to ceiling windows to rear aspect, two Velux windows, spotlights, radiator, carpeted, fitted floor to ceiling wardrobes, eaves storage

ENSUITE SHOWER ROOM

Double shower cubicle, wash hand basin inset into vanity unit, low level flush WC, tiled wall, tiled flooring, floor to ceiling opaque window, heated towel rail, extractor fan, spotlights

REAR GARDEN

Large patio area, outside door tap, lawn area

PRIVATE DRIVEWAY

Private driveway providing off street parking for three vehicles. Further parking facility is available to the rear inside double garage

DOUBLE GARAGE

Assessed via service road, large enough to hold two vehicles



Tenure

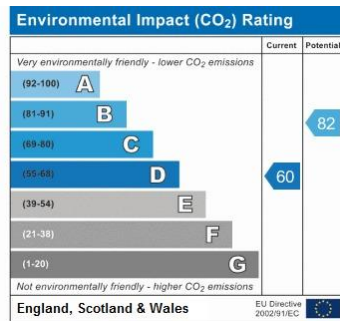
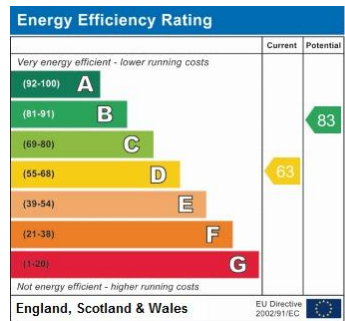
Freehold

Council Tax Band

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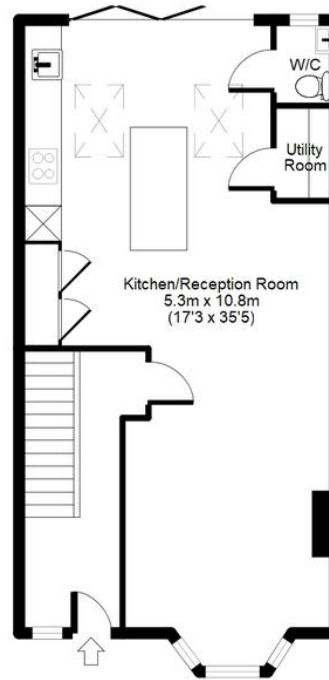
Viewing Arrangements

Strictly by appointment

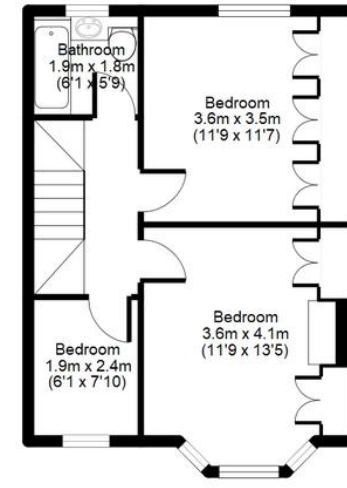


Middleton Avenue, Chingford, E4

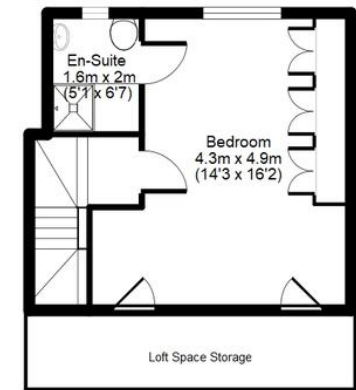
APPROX GROSS INTERNAL FLOOR AREA: 1293 sq. ft / 120 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only
Measurements are approximate and not to scale



Coultons Chingford

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26 Station Road, Chingford, London, E4 73E

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.