



Mount View Road, North Chingford, London E4 7EF

Coultons are privileged to offer an attractive 1920's style four bedroomed family home situated in this highly sought after residential road within a short walk of Chingford mainline station and the vibrant high street. This impressive property is located within the desirable north Chingford area offering boutiques, quality restaurants, bars, multiple golf courses and is surrounded by the wonderful Epping Forest.

Asking Price Of £725,000

- Four Bedroom Family Home
- Two Reception Rooms
- Central Location On Top Of High Street
- Excellent Scope to Extend & Develop
- Off Street Parking / Large Garden
- 5 Minute Walk Of Chingford Station



Property Description

Internally there are four bedrooms located on first floor level, plus a family bathroom. Ground floor accommodation comprises of a spacious hallway, two reception rooms and a kitchen. The lovely rear garden is landscaped into separate seating areas.

The private driveway provides off street parking. There is land located to the rear of the garden along the row of garages providing scope to build a garage or create further off road parking (this space was previously used as additional parking) which would be accessible via the service road.

The loft space is fully intact and offers excellent scope to extend and develop subject to the usual planning consent. There is further potential to extend the ground floor accommodation.

Mount View Road is centrally located within a two minute walk of the high street and its extensive range of local shops and amenities coupled with the surrounding green spaces including the Epping Forest. Chingford mainline station (TFL zone 5) is approximately a 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow, whilst motorists can find good access onto the A406 and many

bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

There are many well regarded schools locally, both state and private.

Viewings are highly recommended and can be arranged via the vendors' sole agents, Coultons.

ENTRANCE HALL

Picture rail, under stairs storage cupboard, carpeted floor, radiator. Doors to reception one and two and kitchen.

RECEPTION ONE

Double glazed bay window to front aspect, radiator, coved to ceiling, radiator, carpeted floor, picture rail.

RECEPTION TWO

Double glazed window to front aspect, radiator, coved to ceiling, radiator, carpeted floor, picture rail.

KITCHEN

A range of wall and base units, stainless steel sink with mixer tap, vinyl flooring, part tiled walls, integrated gas hob, electric oven, space for fridge/freezer, space for dish washer, space for washing machine. Double glazed windows and door to

garden.

FIRST FLOOR LANDING

Doors to bedroom one, two, three, four and family bathroom, loft hatch, carpeted floor.

MASTER BEDROOM

Double glazed bay window to front aspect, carpeted floor, picture rail.

BEDROOM TWO

Double glazed windows to rear aspect, carpeted floor, picture rail, fitted wardrobes.

BEDROOM THREE

Double glazed windows to front aspect, carpeted floor, radiator, picture rail.

BEDROOM FOUR

Double glazed window to rear aspect, carpeted floor, radiator, picture rail.

FAMILY BATHROOM

Three piece white suite comprising panel enclosed bath with shower screen, wash hand basin, low level flush W.C, partly tiled walls, vinyl flooring, radiator, opaque double glazed window.

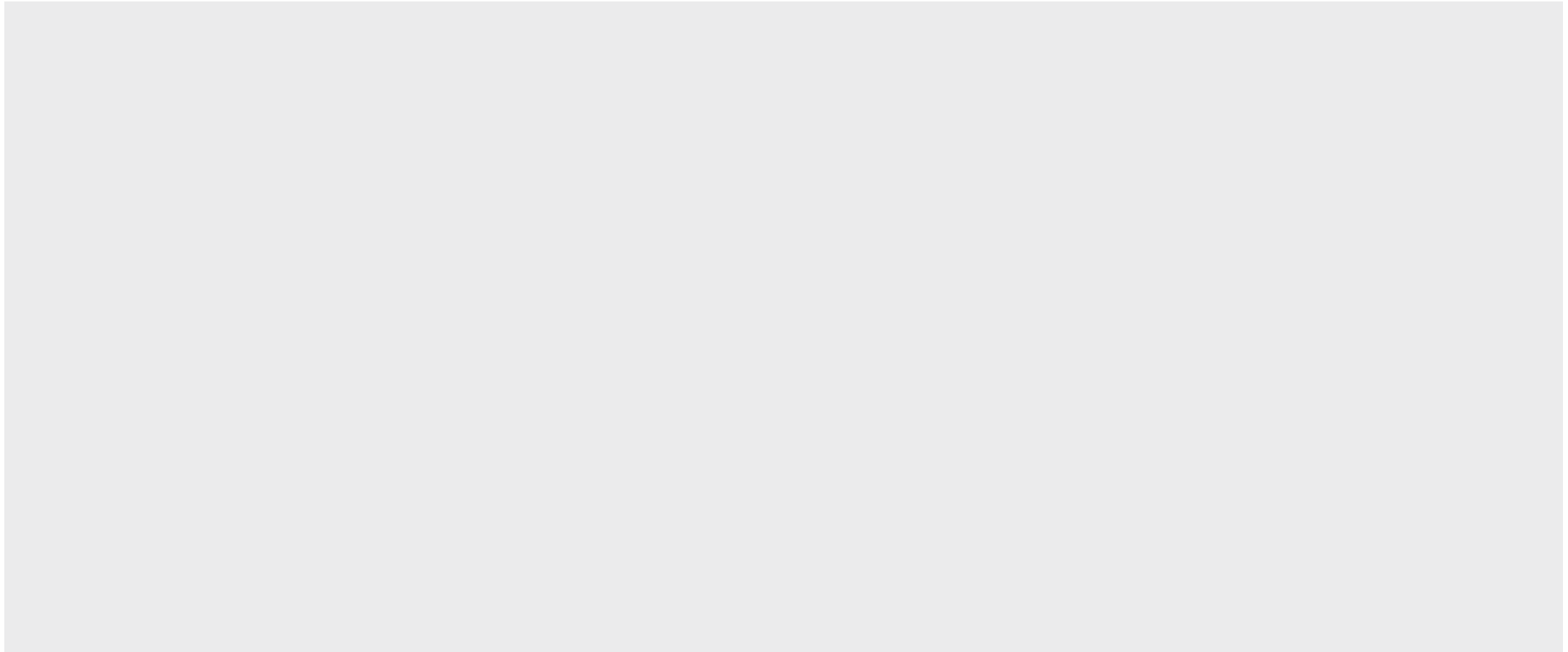
PRIVATE DRIVEWAY

Provides off street parking. Further parking area to the rear with scope to build a garage.

REAR GARDEN

Measuring approximately 100FT in depth. Mature tree and shrub borders, paved patio and further slightly elevated patio area, mainly laid to lawn. Gate to service road at the rear,







Tenure

Freehold

Council Tax Band

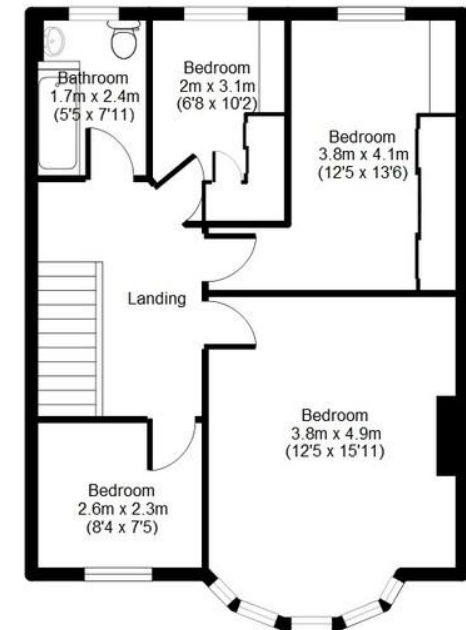
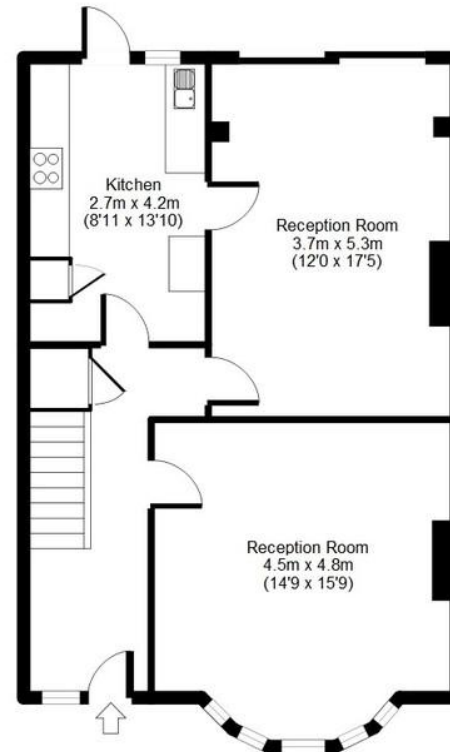
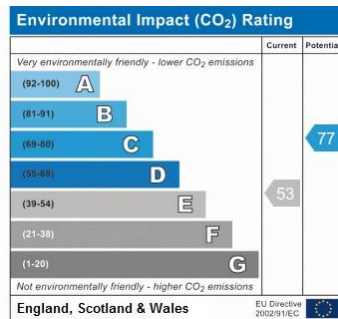
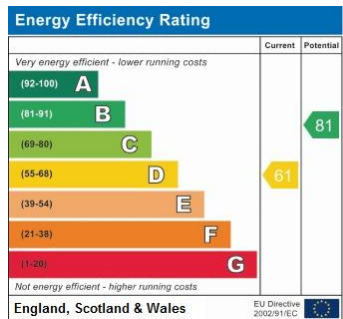
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Mount View Road, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1245 sq. ft / 116 sq. m

Viewing Arrangements

Strictly by appointment



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